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INSTITUTE OF GOVERNMENTAL
STUDIES

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UNIVERSITY OF CALIFORNIA

Part I

Fallbrook Community Plan

San Diego County General Plan - 1990

County planning San Diego
City planning Fallbrook

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Adopted by the Board of Supervisors 12-31-74
As a Part of General Plan Amendment GPA 74-02

SAN DIEGO COUNTY OFFICIALS

Board of Supervisors

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Supervisor **Dick Brown**, Vice-Chairman

Supervisor **Jack Walsh**,

Supervisor **Jim Bear**

Supervisor **Lee Taylor**

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Environmental Development Agency

Allan H. Colman, Agency Administrator

Planning Department

Bruce H. Warren, Director of Planning

Lew Diplock, Deputy Director for Long Range Planning

FALLBROOK CITIZENS' PLANNING GROUP, Inc.

1968 - 1974

OFFICERS AND COMMITTEE CHAIRMEN, September 1968

PAUL K. ALGERT - Chairman Pro Tempore

AD HOC ORGANIZING COMMITTEES:

PRESCOTT M. SPICER - By laws
 STEPHEN G. SKINNER, Jr. - Boundaries of Planning Area

G. F. GOOD, Jr. - Work Program
 GWEN MARSH - Nominating

ELECTED AND APPOINTED OFFICERS, 1969 - 1974

	1969	1970	1971	1972	1973	1974
CHAIRMAN	Paul K. Algert	Walter R. Beck/ William N. Clarke/ G. F. Good, Jr.	Richard Lumsden	Richard Lumsden	Victor Pinckney	Victor Pinckney
1st. VICE-CHAIRMAN	Prescott M. Spicer	William N. Clarke/ Ruth Sawday	Walter R. Beck	Robert Gamble	Robert Gamble	Richard Lumsden
2nd. VICE-CHAIRMAN	Harold Hess	Ruth Sawday/ G. F. Good, Jr./ Walter R. Beck	Frank Harriman	Virginia Wilson	Lucille Spicer	Lucille Spicer
RECORDING SECRETARY	Winifred Potter	Winifred Potter	Winifred Potter/ Barbara Swearingen	Barbara Swearingen	Barbara Swearingen	Barbara Swearingen
CORRESPONDING SECRETARY	Howard Smith	Howard Smith	Howard Smith	Howard Smith	Walter Johnston	Anne Goodwin
TREASURER	Harry Lovett	Harry Lovett/ E. J. Willets	E. J. Willets	E. J. Willets	E. J. Willets/ Tom Owen	Tom Owen
PARLIAMENTARIAN	Prescott M. Spicer	Prescott M. Spicer	Prescott M. Spicer	Prescott M. Spicer	None	None

SUBCOMMITTEE CHAIRMEN, 1969 - 1974

	1969	1970	1971	1972	1973	1974
AGRICULTURE	Walter R. Beck	Walter R. Beck	Walter R. Beck	Walter R. Beck/ Charles Sawday	Charles Sawday	Charles Sawday
ARRANGEMENTS	Laird Hoskins	Laird Hoskins	Kenneth Wikle	Kenneth Wikle	Kenneth Wikle	Kenneth Wikle
BUSINESS & COMMERCIAL	William Karn	William Karn	William Karn/ Victor Pankey	Victor Pankey	Victor Pankey	Victor Pankey
COMMUNITY BEAUTIFICATION	Gwen Marsh	Gwen Marsh	Gwen Marsh	Charlotte Gray	Charlotte Gray	Charlotte Gray
EDITING	None	None	None	None	Richard Lumsden	Richard Lumsden
FLOODPLAIN & OPEN SPACE	Frank Cannon	Frank Cannon	Frank Cannon	Frank Cannon	George P. Kelsey	George P. Kelsey
INDUSTRIAL	Kenneth Wikle	Kenneth Wikle	Kenneth Wikle	Kenneth Wikle	Kenneth Wikle	Kenneth Wikle
MEMBERSHIP	Carolyn Anderson/ S. G. Skinner, Jr.	S. G. Skinner, Jr.	S. G. Skinner, Jr./ Tom Owen	Tom Owen	Tom Owen	Tom Owen
PARKS & RECREATION	Merle Smith	Merle Smith	Merle Smith	Merle Smith	None	None
PUBLIC FACILITIES & UTILITIES	William Thurber, Jr.	William Thurber, Jr.	William Thurber, Jr.	William Thurber, Jr.	Committee merged with Community Beautification, April 1972	
RESIDENTIAL	Richard Lumsden	Walter Johnston	Walter Johnston	Alvin W. Ray	Alvin W. Ray	Alvin W. Ray
SCHOOLS & EDUCATION	William Frazier	William Frazier	William Frazier	William Frazier	William Frazier	William Frazier
TRANSPORTATION & CIRCULATION	William N. Clarke	William N. Clarke/ E. J. Willets	E. J. Willets	E. J. Willets	E. J. Willets/ William N. Clarke	William N. Clarke



RESIDENTIAL

- | | |
|---|--|
|  | Very Low Density (2 DU/Ac. – 2.5 DU/Ac. PRD) |
|  | Low Density (4 DU/Ac. – 5 DU/Ac. PRD) |
|  | Mobilehome Park (8 DU/Ac.) |
|  | Medium Density (12 DU/Ac. – 15 DU/Ac. PRD) |
|  | Medium High Density (20 DU/Ac. – 25 DU/Ac. PRD) |
|  | Planned Village Development (PVD) (2.75 DU/Ac. Maximum) |
|  | Agricultural Estates
0 – 15% Slope – 1 Ac./DU
15 – 30% Slope – 2 Ac./DU
Over 30% Slope – 4 Ac./DU |

AGRICULTURE

- Light Agriculture
- Heavy Agriculture

OPEN SPACE

- **Open Space Reserve**
- | | |
|----------------|------------|
| 0 – 15% Slope | – 1 Ac./DU |
| 15 – 30% Slope | – 2 Ac./DU |
| 30 – 50% Slope | – 4 Ac./DU |
| Over 50% Slope | – 8 Ac./DU |

COMMERCIAL

- | | |
|-----------|---------------------------------|
| C | Commercial |
| VC | Village Commercial |
| NC | Neighborhood Convenience Center |
| HC | Highway Convenience Center |

INDUSTRIAL

- CI** Commercial/Industrial
- Light Industry

PUBLIC FACILITIES

EXISTING

PROPOSED

- | | | |
|----------------|--------------------|---|
| HS | High School |  |
| JHS | Junior High School |  |
| ES | Elementary School |  |
| P | Parks | P |
| R | Recreation | |
| F | Fire Station | F |
| HOSP | Hospital | |
| AIRPARK | | |
| U | Public Utility | U |
| S | Sheriff | |
| L | Library | |
| CEM | Cemetery | |

PROPOSED 1990
CIRCULATION ELEMENT

- | | |
|---|----------------------|
|  | Freeways |
|  | Prime Arterial Roads |
|  | Major Roads |
|  | Collector Roads |

EXISTING ROADS

- _____ Major
 _____ Secondary
 _____ Local



SAN DIEGO COUNTY PLANNING DEPARTMENT • COMMUNITY PLANNING DIVISION

CERTIFICATES OF ADOPTION

I hereby certify that this Plan consisting of a text and this map is the Fallbrook Community Plan, a part of the General Plan of the County of San Diego and that it was approved by the San Diego County Planning Commission.

Date Margaret E. Ferguson, Chairman

Attest: Bruce H. Warren
Bruce H. Warren, Secretary

I hereby certify that this Plan consisting of a text and this map is the Fallbrook Community Plan, a part of the General Plan of the County of San Diego and that it was adopted by the San Diego County Board of Supervisors on the 31st day of December, 1977.

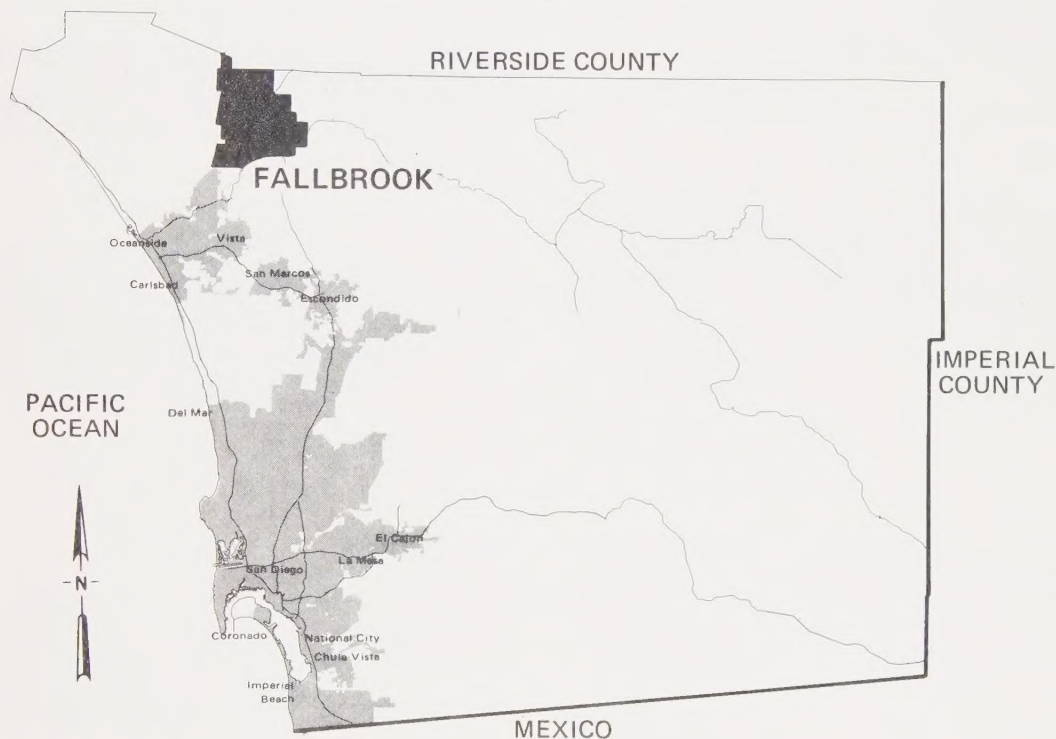
Lou Conde
Lou Conde, Chairman

Attest: Porter D. Cremans
Porter D. Cremans, Clerk of the Board

Chapter 1

Introduction

FALLBROOK IN THE COUNTY



INTRODUCTION

Although the history of the present community of Fallbrook goes back over 100 years, growth was very slow and unspectacular until 1940 at which time only 2,000 people resided in the area. Fallbrook's population has grown seven-fold since 1940 with the most significant increase occurring between 1960 and 1970 when the population increased roughly 38% from 8,728 to 12,038 persons. The current population is estimated at 14,000. The population is projected to reach 36,000 before 1990.

The citizens of Fallbrook are proud that their community has grown to its present size without losing its basically good living environment. They are also proud to have met the challenge of preparing a sound community plan that will enable the community to

absorb future growth without sacrificing the existing quality of life.

The Fallbrook Community makes general prescriptions for the integration of those elements of growth which affect the quality of a community: Land Use, Circulation, and Community Facilities. With the guidance of this Plan, development can proceed toward a set of goals and objectives which enhance the quality living environment of Fallbrook, specifically toward the adopted General Goal which is to "Perpetuate the existing rural charm and village atmosphere while providing for future growth through the establishment of residential villages enabling Fallbrook to accommodate the projected population increase in such a manner that it will complement and not sacrifice the environment of our rustic, agriculturally-oriented community."

REGIONAL ORIENTATION

Fallbrook is located in the northwestern section of San Diego County approximately 60 miles north of San Diego.

Major access to the Fallbrook area is provided from the east by Interstate 15 (U.S. 395) currently being improved to freeway standards to facilitate connection with the cities of Riverside and San Diego and direct access to Los Angeles and Orange counties. State Highway 76 is currently a major access road from the south while major access from the west is gained by Interstate 5, via State Highway 76.

An anticipated major highway and truck route will be required to carry estimated future traffic from the townsite area south to State Highway 76, and east to Interstate 15.

The Fallbrook Community Planning Area consists of approximately 56 square miles of varying terrain. In the northern portion of the community, there are rugged mountains which surround the Santa Margarita River. Gently rolling hills covered with avocado and citrus crops predominate throughout the central part of Fallbrook. The significant feature of the lower portion of the community is the San Luis Rey River with areas of rural homes surrounded by tree crops.

Geographically, the community planning area can be separated into two distinct sections, the rural, non-townsite area, and the townsite. The non-townsite area consists mainly of rolling, hilly uplands and low mountains interspersed with homesites and tree crops, and covered by natural chaparral. Rugged rock outcropping, exposed igneous and metamorphic rock, and sandy loam, underlain at a shallow depth in many places by hardpan, are all found in the steeper areas. Numerous stream beds and narrow winding valleys run through the non-townsite area, carrying rainfall runoff to the Santa Margarita and San Luis Rey Rivers.

The townsite area consists generally of gently rolling hills with deep sandy alluvial soils in the valleys. Here is where the majority of Fallbrook's 14,000 citizens live, work, and transact business, in an area where some urban amenities and facilities are provided. However, many homesites in this area are interspersed among groves of trees in a rural atmosphere.

HISTORICAL BACKGROUND

The community was permanently settled in 1869 with the establishment of the Vital Reche family ranch, 160 acres just south of the present Live Oak Park. Spanish land grants of the early 1800's are still evident in the area by such names as Rancho Santa Margarita y Las Flores, Rancho Monserate, Rancho Guajome, Rancho Buena Vista.

Water came to the area in 1932 when the Santa Margarita Rancho agreed to let the utility district pump from the Santa Margarita River. As water flowed, citrus and avocado groves flourished in Fallbrook. Such cultivation replaced the previous dry farming of grain, hay and olives.

Since Camp Pendleton became a reality in 1942, numerous military personnel have chosen Fallbrook as their home. Although the population has increased rapidly, especially since 1960, the community has retained an atmosphere of rural charm, village style, and warm country friendliness.

EXISTING LAND USE

The following is a tabulation of existing land use in the Fallbrook Planning Area.

EXISTING LAND USE

Generalized Land Use	Acres	Percent of Area	Dwelling Units
Single Family Residential	814.73	2.30	3209
Multi-Family Residential	34.27	0.10	402
Mobilehome	77.01	0.22	630
Commercial	373.07	1.05	144
Industrial (Incl. Extractive)	30.75	0.09	—
Agriculture	11,486.86	32.39	—
Public, Semi-Public (Incl. Utilities & Recreation)	175.54	0.49	—
Transportation & Parking	17.55	0.05	—
Vacant (Incl. Water & R.R. Utilities Rights of Way)	21,978.12	61.97	—
Road Right of Way	478.07	1.34	—
TOTAL	35,465.97	100.00	4385

ORGANIZING FOR EFFECTIVE PLANNING

A community plan, as defined by San Diego County, has several important purposes. In addition to providing more detail than the County General Plan, the Fallbrook Community Plan is concerned with all the physical, social and economic factors which contribute to the environment of the community. The Plan is based on an analysis by the Fallbrook Citizens' Planning Group of the interplay of these factors and, when adopted, will represent an official policy statement as to the manner in which Fallbrook is expected to grow.

The Fallbrook Citizens' Planning Group is designed to utilize citizen involvement and is organized with a working executive committee and its various technical subcommittees. The community has prepared its goals and its plan and has used County personnel as professional staff.

On September 19, 1968, a community-wide meeting was held to which all area property owners and residents were invited to attend. Approximately 280 citizens attended and gave the idea of community planning an overwhelming approval. Approximately 90 persons expressed a willingness to form the Fallbrook Planning Group and to join as general members.

Ad-hoc committees were formed to draft bylaws, establish boundaries for the planning area, a work program, and to prepare nominations for a slate of officers. At a general meeting held December 10, 1968, officers were elected, and the work of these ad-hoc committees was accepted.

INTELLIGENT PLANNING AND EFFECTIVE CITIZEN PARTICIPATION

September 1968—citizens attended the first community meeting.

February 1969—Board of Supervisors authorized the planning program. Membership open to all interested persons.

Over 20 experts representing all special districts, private utilities, Federal, State and local levels of government come to acquaint the citizens with every facet of the community.

June 1970—Goals approved by the Planning Commission and the Board of Supervisors.

May 1970—Goals approved by the community.

1971-1973—Many alternative plans considered by the community.

Final plan approved for publication and distribution to the citizens of Fallbrook.

June - Dec. 1974—Planning Commission and Board of Supervisors' public hearing on the plan.

Plan adoption and beginning of plan implementation.

30 to 40 citizens serving on the Executive Committee and Subcommittee hold over 200 meetings representing over 5,000 man-hours of citizen participation.

On February 4, 1969, upon the recommendation of the Planning Commission, the Board of Supervisors approved the bylaws, boundary and work programs and authorized all County departments to work with the Fallbrook Citizens' Planning Group in the preparation of a community plan. The Group was incorporated as a non-profit corporation on April 3, 1969, Charter Number 566430.

Since its initial meeting on February 25, 1969, the Executive Committee of the Fallbrook Citizens Group has held over 150 meetings with the staff of the San Diego County Planning Department and it has been briefed by experts from County government, special districts, and private business, all of whom discussed the services that their organizations provide to Fallbrook. A total of nine meetings of the General Membership have been held during the six years the Group has been at work on this project.

With this input from the experts, the citizens' planning group was able to arrive at basic goals which describe how the community is expected to grow. Again, by working with County staff, special districts, and private business, the committee was able to translate the goals into specific land uses, public facilities and circulation proposals which are depicted on the enclosed Fallbrook Community Plan map.

PLANNING CONCEPTS

This community plan is addressed to the long-term development of Fallbrook into an area supporting a population of approximately 36,000. The opportunity exists to create a physical, economic and social environment sufficient to meet the needs of the future. A well defined framework of objectives has been established as a basis for the design of a community form for the Fallbrook of the future. It is expected that this plan will be subjected to revision on five year intervals. The following assumptions and conclusions are considered as the basis for this study.

- Population and economic growth in Riverside and San Diego counties will continue to increase.
- Current development in Fallbrook will continue at rates similar to those experienced in recent years.
- A major portion of the land will remain agricultural because of favorable soil and climate.

- Recreation and tourism will continue to increase and form an important part of the region's economy.
- The Community Plan for Fallbrook will encourage development compatible with the natural endowments of the area.
- Special Districts will continue to exert a major influence on the course of development.

NATURE OF PLAN

The planning concept for Fallbrook is to create and develop a well balanced community which will include a variety of residential villages within a highly desirable physical and social environment. This plan reflects a set of carefully evaluated and interrelated objectives. These objectives are directed toward establishing an optimum community form and are formulated to enable a rational application of this form to Fallbrook.

PLAN PROPOSALS

The Fallbrook Community Plan is the result of careful application of the community's adopted goals to the broad planning strategy formulated for the area. This plan has located the higher intensity uses such as industrial and commercial in areas where they will function most conveniently and efficiently. Residential areas will be buffered from major traffic ways and serviced by local collector roads providing accessibility to essential neighborhood services as well as cultural and recreational facilities. Individual neighborhoods will contain their own educational systems, playgrounds, and accessible parks, thereby clustering family activities into identifiable groupings without undue intrusion of outside traffic and incompatible uses.

The major urban area in Fallbrook will continue to be within the present townsite. All primary urban developments are expected to locate within or adjacent to the townsite. A new urban area is planned for the intersection of State Highways 395 (I-15) and 76. This area is expected to be developed as separate planned villages. Each village will be characterized by a balance of housing mixes and urban level of services. It is expected that the cumulative population of the new planned village areas may exceed 13,000 people.

Chapter 2

Background For Planning

POPULATION

As pointed out in the Introduction, Fallbrook's population has grown seven-fold since 1940 when less than 2,000 people resided in the area. The population recorded for Fallbrook in the 1960 Federal Census was 8,728, the special census of April 1969 gave a figure of 11,675, and the 1970 Federal Census placed the population at 12,038 people.

Based on past trends, present realities, and future expectations, the population of Fallbrook is projected

to grow to about 36,000 by 1990. It is the central purpose of this plan to assure that this growth is orderly. At the same time, it is recognized that most of the forces affecting the future growth of Fallbrook will originate outside the community itself and that a realistic plan will be in harmony with these larger, longer-range forces.

It is recognized that many inherent characteristics of the existing population must also help form the basis of realistic planning and that future size alone is not the only consideration.

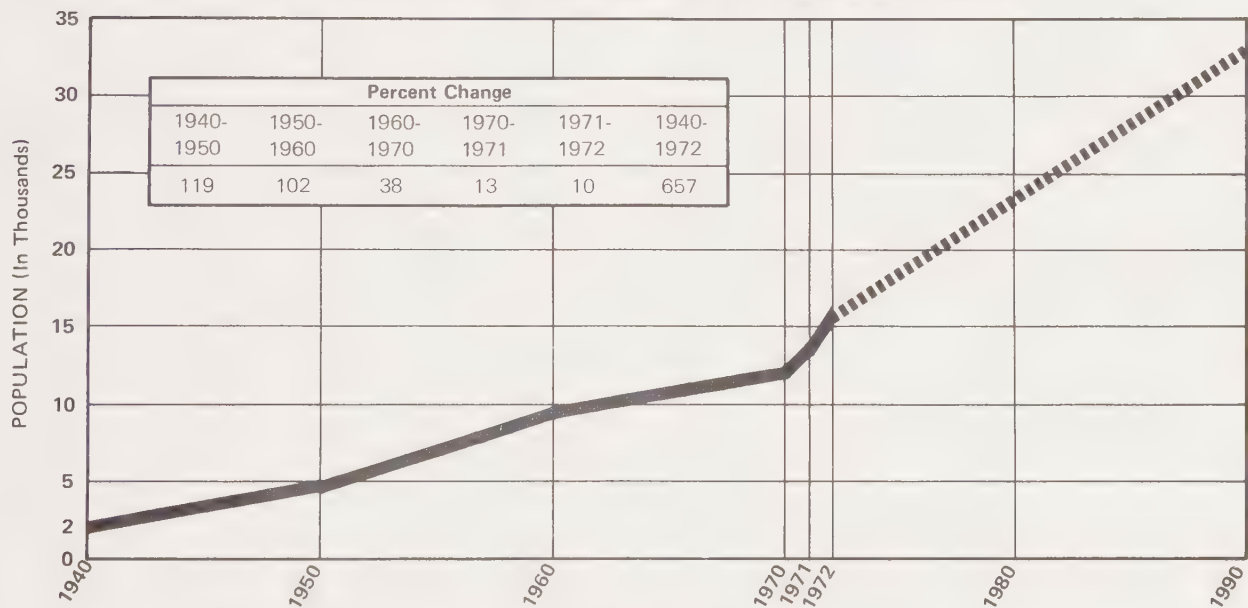
For example, the 12,000 people residing in the 56 square mile planning area in 1970 were living in 4,020 dwelling units of all types. The average household in Fallbrook (excluding mobilehomes) has 3.21 people compared to a County-wide average of approximately 3.00. Mobilehomes shelter an average of 2.14 persons, indicating that only a few children live in mobilehomes.

Between 1960 and 1970, the proportion of the population under age 5 dropped from 13% to 7.3%, apparently, as a reflection of the declining birth rate and increased longevity. The 5 - 19 age group increased

slightly from 27% to 28% of the total population, while the 20 - 44 age group dropped from 33.2% to 26.8% and those in age 45 - 64 category increased from 18.2% to 24.3%. This means that Fallbrook has a larger proportion of more mature citizens since the 1960 national census showed only 20% over 45 and only 9% over 65 years of age.

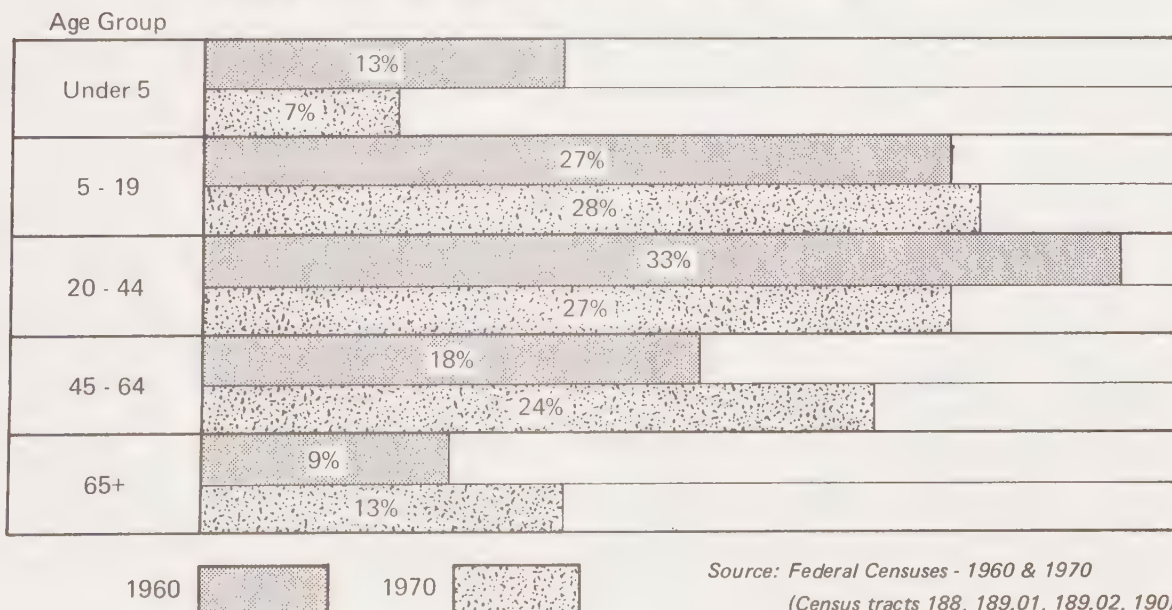
These statistics on the characteristics of Fallbrook's population provide guides to the potential future demand for residential structures and for educational and recreational facilities.

POPULATION TRENDS & PROJECTIONS



Sources: U.S. Censuses, County of San Diego Planning Department

PERCENT OF POPULATION BY AGE - 1970



Source: Federal Censuses - 1960 & 1970

(Census tracts 188, 189.01, 189.02, 190).

ECONOMY

As stated above, future population growth in Fallbrook will be dependent to some extent upon factors arising outside the community itself. Among these factors are general population growth trends in southern California, southern Riverside County and northern San Diego County. Also, future population growth will be largely regulated by the expansion and/or contraction in the future of basic employment opportunities.

Since the future demand for land and public facilities and services will depend not only on population and employment projections, but on other economic indicators as well, the Fallbrook Citizens' Planning Group has analyzed some of these indicators in an attempt to ascertain their role in the future growth of the community.

Income

The 1970 Federal Census revealed that there is both poverty and wealth in Fallbrook. According to statistics gathered on annual median family income for census tracts in Fallbrook, 13.3% of the families had incomes between \$15,000 and \$25,000 and 3.8% of the families had incomes over \$25,000. On the lower end of the income scale, 8% of the families in Fallbrook had incomes between \$1,000 and \$3,000 and 7.7% of the families had incomes less than \$1,000.

Employment

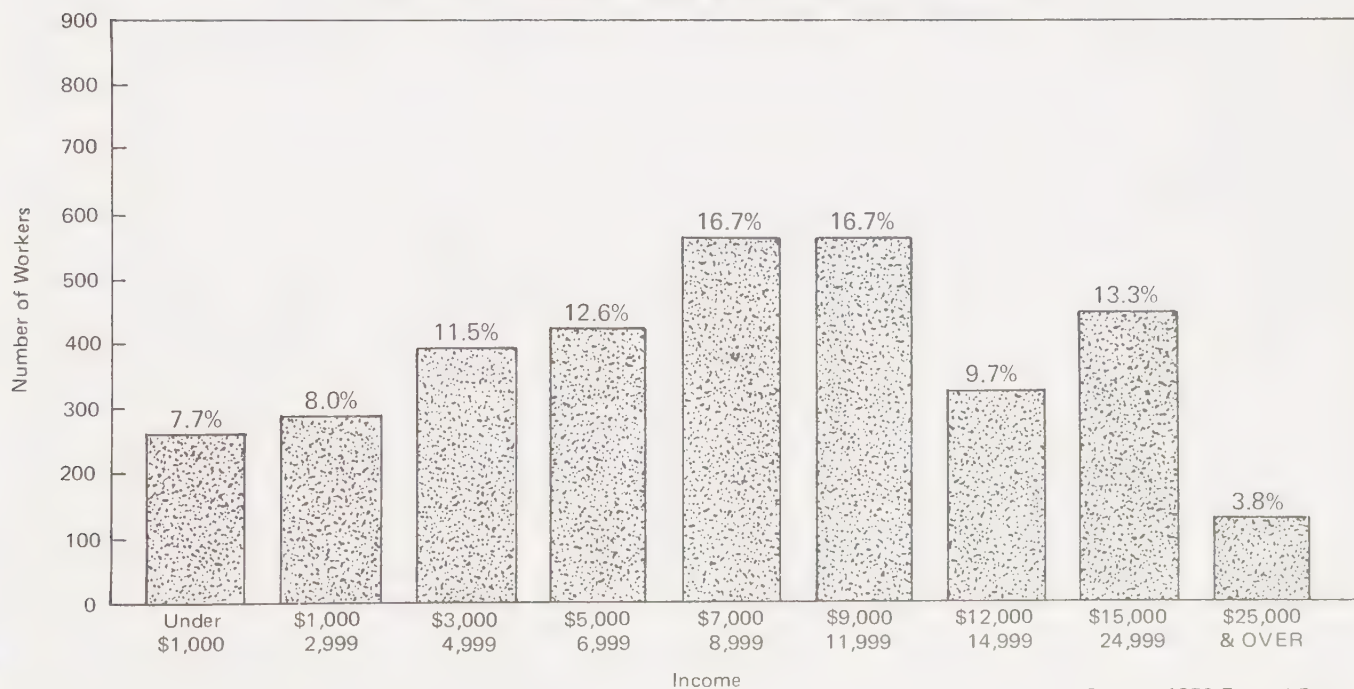
Unlike many other suburban communities in San Diego County, most Fallbrook residents earn their wages in the Camp Pendleton -- Fallbrook area. In fact, the 1969 census showed 70.3% of the community's principal wage earners working in this area, while only 1.4% of Fallbrook's wage earners work in central San Diego. Provision has been made for the desired types of industries by designating certain areas to be developed with industrial uses.

Agriculture has long been an important element in the economic base of Fallbrook and, according to the committee's analysis of current trends, should continue to be so for many years. According to the 1970 Federal Census, employment connected with agriculture includes the Managers, Operatives and Laborers categories which, together, account for 38.7% of Fallbrook's principal wage earner occupations.

In this regard, the community is urged to assure that agriculture and all agriculturally oriented services within the community are maintained, supported and expanded so as to promote Fallbrook's unique agricultural specialties. In order to accomplish this, encouragement and support should be offered for the continued development of suitable land for avocados, citrus, flowers, nursery stock, and annual crops.

By harmonizing its internal advantages with discernible trends at the regional, state and national levels, there is an excellent opportunity for Fallbrook to achieve balanced growth.

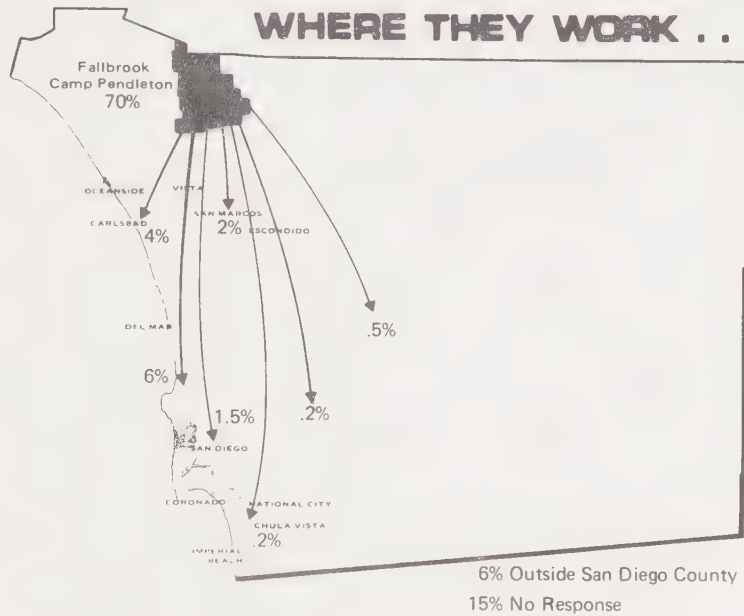
TOTAL ANNUAL INCOME BY FAMILY



Source: 1970 Federal Census

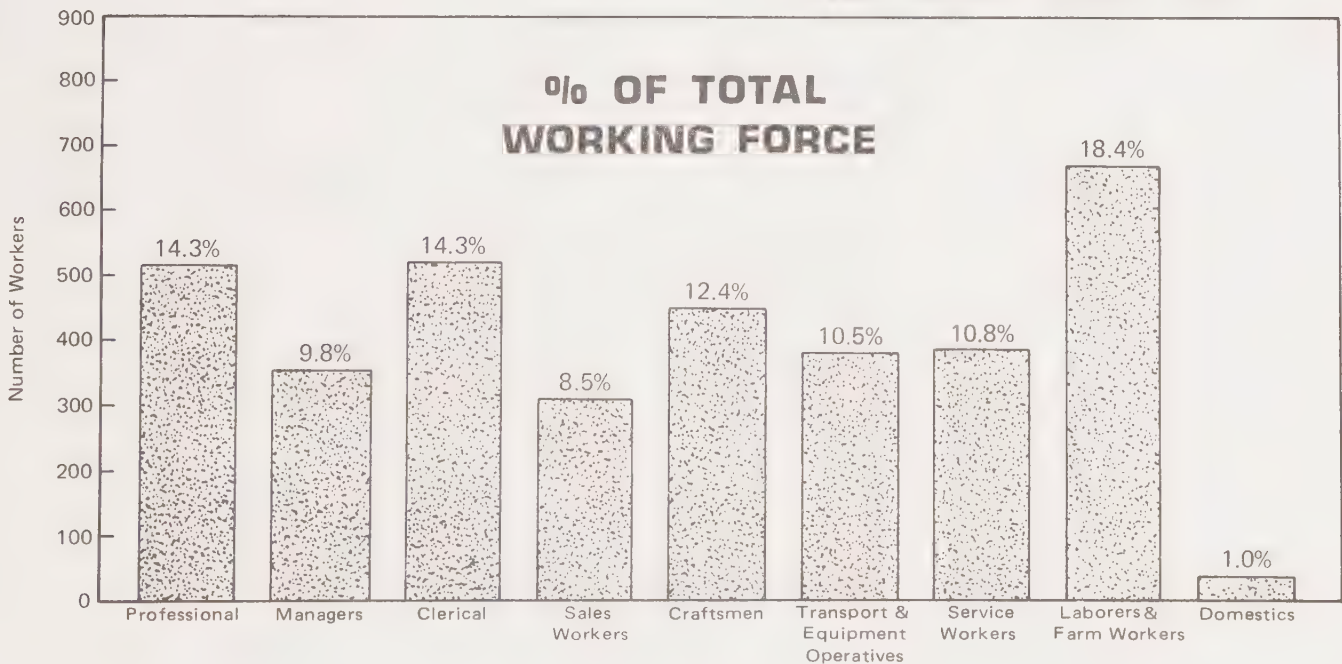
FALLBROOK'S EMPLOYMENT

WHERE THEY WORK ...



Source: 1969 State Dept. of Finance Census

AND WHAT THEY DO.



Source: 1970 Federal Census

Occupations

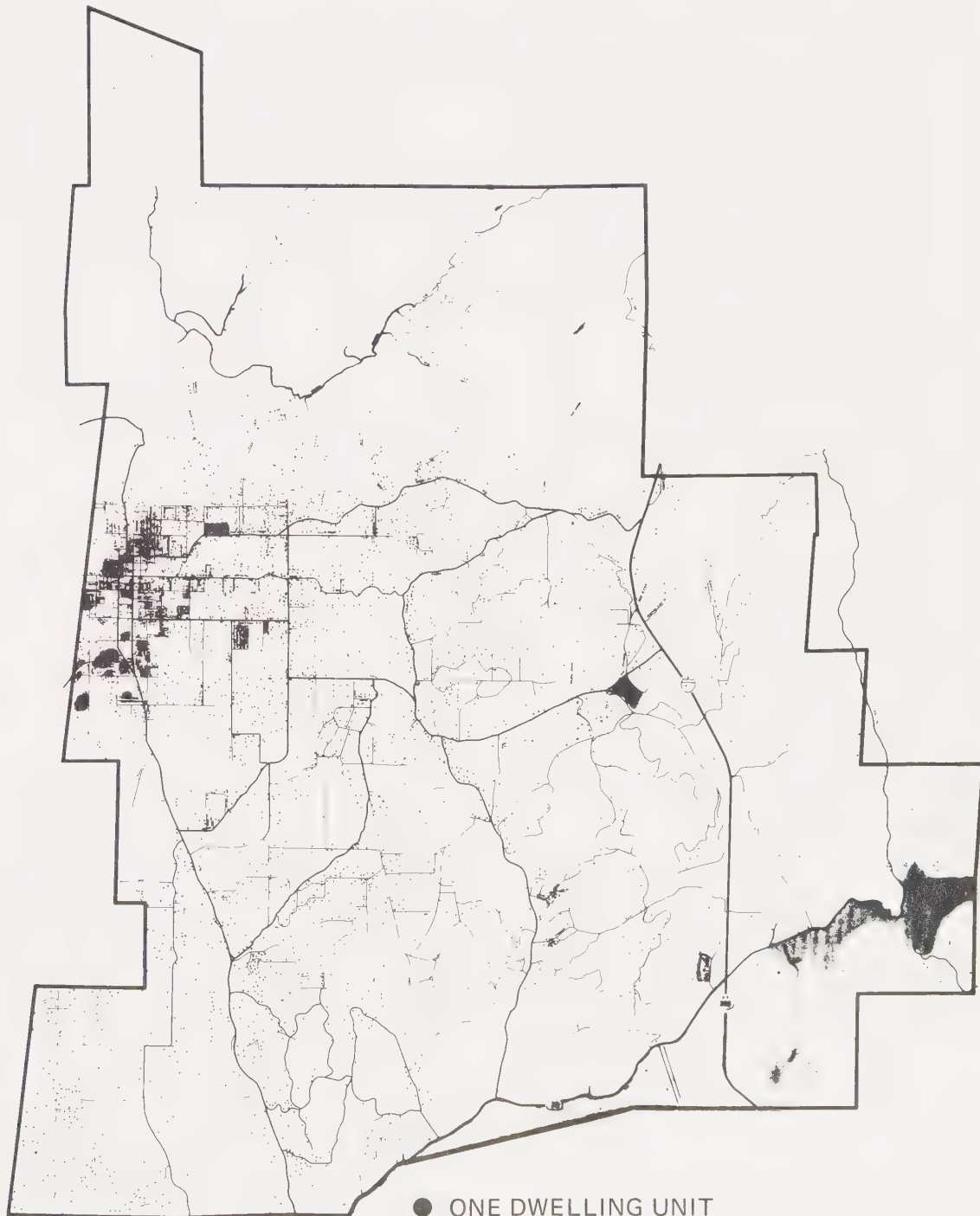
Retail Sales & Service

As basic industrial and agricultural employment grows in the Fallbrook Planning Area, it is anticipated that there will be an increase in secondary employment related to retail sales and service. The Plan calls for the orderly growth of business and professional services and maximum convenience for local shopping needs.

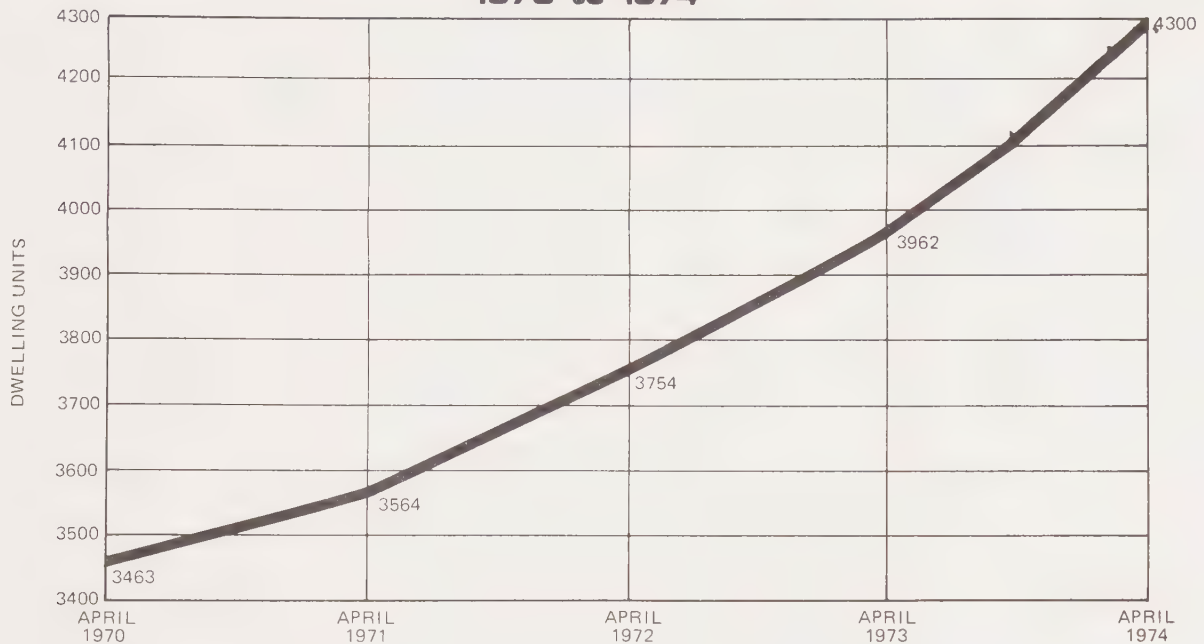
Building Activity

In order to accommodate the continuation of growth without encouraging urban sprawl, the plan provides for the establishment of residential villages, utilizing the cluster housing concept wherever possible. Higher density residential uses, such as garden apartments and townhouses, are generally consolidated in or near the present "town center."

DWELLING UNIT DISTRIBUTION - 1971



COMPLETED HOUSING UNITS/SINGLE FAMILY DWELLINGS 1970 to 1974



Agriculture

The importance of agriculture as an economic activity in Fallbrook has already been stressed. However, country living is also a way of life in Fallbrook, therefore, it is the intent of the Plan to make land available for the development of country estates which can be combined with the raising of the area's traditional crops, avocado and citrus. The commercial production of these same tree crops will also be encouraged, but intensive commercial livestock operations and the heavier types of agricultural processing will not be encouraged.

Various types of compatible agricultural uses could also be promoted on an interim basis on lands designated as Floodplains, Open Space Reserve, and Open Space.

PROPERTY TAX REVENUE

There are 17 separate special districts which derive revenue from property taxes within the Fallbrook community planning area. In order to maintain a predominantly low residential density and an agriculturally oriented landscape, the Fallbrook Plan proposed that existing public facilities be fully utilized before new facilities are approved. These objectives can be facilitated through coordination of planning between all affected special districts, public utilities, and County agencies. Additionally, the planning group believes strongly in the concept that new development will pay its own way.

HOUSING

At the time of the 1970 Federal Census, 68.7% of Fallbrook's households owned their own homes. Also, according to the 1970 census, 43.7% of the community's households had resided in their current dwellings more than two years; while another 21.1% had been in their dwellings more than two years, but not more than five years. However, there was also a significant number of long time residents. 35.2% of the households had resided in their current dwellings five years or more. Of that group, the following persons were living in these locations prior to occupying their present dwellings:

Residents of San Diego	1.3%
Residents of the county outside of San Diego	42.5%
Residents outside the county	50.2%
Residents abroad	5.1%

The majority of residents, both old and new, reside in single-family dwellings. The plan will offer the widest possible choice of residential settings to all socio-economic groups in an attractive rural suburban atmosphere. (See social characteristics segment of the Environmental Impact Report [Vol. II] for greater detail on mobility.)

Chapter 3

Fallbrook Goals

COMMUNITY GOALS

The community goals as approved by the Board of Supervisors on June 5, 1970 are set forth as adopted.

Minor changes in language appear and represent suggestions offered by County Counsel to make the goals legally adequate.

GENERAL GOAL

Perpetuate the existing rural charm and village atmosphere while providing for future growth through the establishment of residential villages enabling Fallbrook to accommodate the projected population increase in such a manner that it will complement and not sacrifice the environment of our rustic, agriculturally-oriented community.

OBJECTIVES OF GENERAL GOAL

In order that Fallbrook may realize its general goal, certain contributing objectives must be fulfilled. Basic to this fulfillment is the continuance of the rural atmosphere, portrayed by its natural beauty and friendly village charm; characterized by a predomi-

nantly low residential density and agriculturally-oriented landscape; and served by only those urban conveniences required for such a setting.

All of these interrelated objectives, which will be more specifically clarified under separate headings, must be accomplished in such a manner so as to reflect the general goal as nearly as possible. The encouragement of a more attractive village atmosphere along with orderly growth would include the centralization and limitation of commercial activities, the integration into the village atmosphere of a limited amount of light, non-obnoxious industry, with the entire area being served by an efficient road system providing adequate access to major highways. A vital element in such a setting is the provision of recreational opportunities for young and old alike that will contribute to the total personal development of the residents of Fallbrook.

In the attainment of an attractive physical environment, positive community attitude and support is essential. Realization of Fallbrook's general goal will be facilitated through support in the form of a united community voice promoting community growth and betterment. Of primary concern in Fallbrook is the improvement of the existing living environment with its leisurely pace of life, complemented by the necessary commercial and industrial development to provide a healthy, balanced community.

SPECIFIC GOALS

Residential

Shelter has always been a very basic need. Adequate housing for the expected population increase should be accomplished in such a manner as to obtain the desired end result of retaining the rustic charm of the present living environment. Accommodating a gradual increase in residential development and maintaining and promoting the intimate personal scale of the village with its character and warmth should be achieved through the use of open spaces, architecture and materials which are in harmony with the natural environment.

Recognizing the need for a variety of housing types, objectives should be achieved that will provide for a logical arrangement of the various types of housing. More specifically, the present "town center" location should be maintained and encouragement given to the consolidation of higher density residential uses, such as garden apartments and townhouses, in the immediate vicinity of the town center. The establishment of residential villages, utilizing the cluster housing concept, where appropriate, outside the existing village proper should be encouraged in order to minimize urban sprawl. Each of these residential villages should be served by necessary commercial and public services. Low density country estates should be channeled throughout the area between villages and cluster developments. This will enable the residents to combine a rural life style with agricultural production. Development standards for density, landscaping and parking for mobilehome parks should be established so that such developments will not conflict with the overall community goals. Support should be given to the establishment of a method of taxation to encourage all individual property owners to upgrade and maintain their own properties.

In all of the above cases, extreme or severe grading which unduly disturbs the natural terrain should be discouraged and orderly development of a high quality which conforms with the village theme should prevail.

Business

Commercial activities are of vital importance to Fallbrook because they supply residents and visitors with indispensable goods and services. The overall commercial goal for Fallbrook should be the establishment of an atmosphere for free enterprise, orderly growth of business and professional services, and optimum convenience for local shopping needs.

The attainment of the overall business goal can best be accomplished through the fulfillment of certain objectives. A basic requirement would be the proper location of business sites of adequate size, as depicted on the

land use plan, to provide sufficient off-street parking and room for expansion. Every effort should be made to encourage concentrated business areas and discourage the "strip" approach which creates traffic hazards and unsightly sign problems. All such concentrated business areas should be protected from encroachment by non-conforming types of development and conversely should not interfere, either functionally or visually, with adjacent land uses. The sites themselves should have a requirement for landscaping with trees and shrubs to soften the structure and parking areas. Development standards should be established which include underground utilities and sign control. In conformance with the general goal, overall attractiveness in structures should be encouraged while stressing the "village style" of architectural design; a proper balance between commercial acreage to population served should be maintained; and enforcement of the existing ordinances against illegal non-conforming commercial uses should be supported.

Industrial

Industry is of prime importance to San Diego County as a source of employment for local residents and income for the economy. However, it is not necessary for large industrial complexes to locate in Fallbrook and would be generally impractical for them to do so. Recognizing this and in light of the community's general goal, it will be in the best interest of Fallbrook to encourage those industrial uses which are compatible with our residential — agricultural community.

To acquire the desired type of industrial development encouragement should be extended to selected light industries, such as those engaged in the research and development of new products, to locate in Fallbrook while discouraging the establishment of the heavier or "obnoxious" industries which create noise, dirt, air pollution, water pollution or create traffic congestion. Provision should be made for the desired type of industry by selecting areas to be designated as "industrial parks." Rules should be established for the regulation of industrial parks to include the requirement of underground utilities, sign control, adequate waste disposal, paved streets, off-street parking areas for employees, landscaping, and exterior architectural control.

Schools & Education

A fundamental element necessary for the ultimate realization of the overall goal is education. As a basic element it is the community responsibility to maintain a continuing high level of public education and physical school facilities in the Fallbrook area so that every individual, from the pre-schooler to the adult retrainee, can realize his full potential.

Inherent in the maintenance of a high level of public education is the provision of physical school facilities. Sites for schools should be selected and acquired early enough to insure a reasonable cost to the public. They should be of adequate size to best serve the needs of the community and so located so as to permit safe, direct access for the maximum number of students. Complementing the school sites would be the establishment of safe walkways along all roads in the area that would be used in a dual role of not only providing access to the schools but would serve bus stops as well.

Floodplain & Open Space

The retention of the open space beauty of natural creek channels and the control of drainage flows and intermittent flooding through viable floodplain management is a basic goal to be effectuated in order to contribute to the realization of the general goal.

Implementation of this overall goal requires adherence to several objectives. These objectives fall into three categories. The first relates to leaving channels in their natural location and requires continuous maintenance of natural stream courses in order to preserve their capacity to carry excessive runoff with a minimum of damage to adjacent lands and improvements. The concept is to limit the development of natural stream courses or floodplains to agricultural or recreational uses. The second category involves construction of improvements to facilitate the movement of floodwaters. This would require the maintenance of existing channel capacities by constructing adequate culverts or wide overflow crossings, the construction of concrete lined flood control channels only where such confinement is necessary because of existing improvements or flat gradient, and discouraging the construction of improvements which would not only impede floodwaters, but might be destroyed in the event of flood. Finally, there must be tools to accomplish the above objectives such as the preservation of floodplain areas as permanent open space. As a beginning, such a program could be initiated through community-wide support of tax relief for lands subject to flooding. This would permit limited uses that provided for open space to be enjoyed by the entire community. It will be necessary to determine the proper governmental agency which will be responsible for maintaining and improving the flood channels where necessary and purchase open spaces through cost sharing between local, state and federal governments.

Public Utilities & Community Facilities

Careful planning and management of the public utilities and community facilities must be in effect if

they are to meet the demands placed upon them by a growing population. To this end, the goal is constantly to encourage the continued upgrading of utilities and services to provide an optimum level of service through the coordination and cooperation between community services, public utility companies and County agencies.

Continued upgrading of public utilities will require specifically: the encouragement of a coordinated program for undergrounding, where practical, of electric, telephone and cable TV lines; timely expansion, as indicated by the adopted plan of water, sewer, gas lines, and their accompanying facilities; and the provision of adequate street lighting at dangerous intersections in such a manner that it will not detract from the rural atmosphere. These objectives can be facilitated through the encouragement of the consolidation of certain local special districts that will have the effect of maximizing coordination and minimizing multiple special districts that will have the effect of maximizing coordination and minimizing multiple taxation. Further facilitation can be realized by promoting ongoing coordination of utility planning between all affected special districts, public utilities and County agencies.

As the population continues to expand, special note must be taken to assure that services such as fire protection, law enforcement, and trash disposal also expand in order to maintain a high competency level of these important services.

Often neglected but nonetheless extremely important to the overall development of a planned community is the maintenance of facilities normally but not always provided by private capital. Such facilities exist in Fallbrook and deserve the same level of support as public utilities and services. Such support can be achieved through: timely expansion and coordination in the development of medical centers, convalescent homes, and child care centers; the coordination of church site selection and location in such a manner that it will be compatible with the adopted community plan; the aesthetic improvement and expansion, as needed, of local cemeteries; and continued improvement in airport services while providing for its use by local aviation enthusiasts.

Agriculture

Agriculture has long been an important element in the economic base of Fallbrook and as evidenced by current trends should continue to be so for many years to come. In consideration of the overall community goal, the community should assure that agriculture and all agriculturally-oriented services within the community be maintained, supported and expanded while promoting Fallbrook's unique agricultural specialties.

In order to maintain the existing form of agricultural activities in Fallbrook, encouragement and support must be offered for the continued development of suitable land for avocados, citrus, flowers, nursery stock and annual crops. A compatible use that should be encouraged and reflects the intent of the overall goal is the development of country estates combined with the aforementioned agricultural crops. Further reflection of the overall community goal will be realized through local encouragement of pride in farm ownership. In light of the type of agriculture that is desired and will be encouraged, intensive commercial livestock operations and the heavier types of agricultural processing which might be detrimental to the residential population should be discouraged.

Parks & Recreation

Today, recreation is widely recognized as a vital part of man's personal development. Recognizing this need, an essential goal to be met in Fallbrook is the provision of a well-balanced system of recreational facilities (public and private) to serve the entire area and meet the needs of all ages through both active and passive recreational opportunities.

In providing recreational opportunities for all, the first thing that comes to mind are public parks. Support of the continued improvement and development of regional and community parks such as Guajome Regional Park, Santa Margarita Recreation Area, and Live Oak County Park would contribute greatly in providing many of the major recreational opportunities. Acquisition of a centrally located park site and development of a Community Center on the site must be accomplished in order to further eliminate a void that now exists in the provision of such facilities, and to provide for the needs of a growing population. Complementing these larger areas, continued improvement of local parks such as Potter Memorial, Soroptimist Village Green, and the establishment of rest areas along stream beds will help to fulfill local or neighborhood needs. Another recreational use primarily for the benefit of local residents and one which tends to retain the rural atmosphere can be attained through the encouragement and development of riding, hiking, and motor-driven vehicle trails in appropriate areas by: coordinating the expansion of bridle trail systems with local equestrian groups; acquiring narrow rights-of-way along railroads, drainage channels, and other open space areas for walking and hiking trails; and supporting private motor clubs in establishing separate trails for motor-driven vehicles.

For activities requiring special facilities such as buildings or playfields, use of public school facilities by organized adult and youth recreation groups at such

times as not to interfere with regular school activities and the establishment of neighborhood parks adjacent to established schools should be encouraged.

There are many recreational activities that cannot economically or practically be provided by public agencies and which in most cases have been provided by private enterprise. Such activities are necessary for a balanced recreational program and are attainable through active support and encouragement of the investment of private capital for such activities as bowling, drive-in theaters, billiards, shooting and archery ranges, riding stables and specifically youth-oriented enterprises. In providing for all age groups, support should be extended for the improvement of private local golf courses and the airport for expanded recreational and general aviation use.

Although the theme of the recreation element is the provision of opportunities for all, as stated earlier recreation is now recognized as a vital part of man's personal development. To this end, special encouragement and support should be given to supervised youth groups such as the Scouts, Boy's Club, Teen Club, Campfire Girls, and other that contribute towards the total personal development of our youth.

Beautification

Of all the goals set forth depicting the kind of community desired, community beautification is the least difficult to attain yet when effectuated shows immediate results. This goal, when practiced on a continuing basis, will result in the enhancement of the total living environment through physical and aesthetic improvement of the community image and its quality of life.

Thus, realization of the beautification goal is the responsibility of all residents. A total community effort to create and promote the feeling of lived-in beauty, which encourages each landowner to care for his own premises and eliminate eyesores and neglect is needed. Such a promotional campaign would further encourage the establishment of school programs for all ages so that the anti-litter and beautification goal will become a matter of public pride. All civic organizations should be encouraged to sponsor a variety of programs to "Keep Our Village Clean and Beautiful." As a specific part of the continuing program, special encouragement should be directed to the promoting of a community-wide architectural design theme of "village style" including the preservation of such historical buildings as may be desirable, the initiation of a downtown street tree planting program, overall enhancement of the business district, preservation of existing trees and beautification of the entrances to the community by eliminating unsightly signs and billboards.

Transportation & Circulation

Of primary importance in attainment of all other goals is the development of a logical system of roads to enable residents and visitors to travel with a minimum of inconvenience. Such a network should be part of a balanced transportation system designed to meet the future needs of moving people and goods.

In order to realize the desired transportation system, a plan designating major and collector roads that can move large traffic volumes to and from the central core business area, to and from the several residential villages, and to and from freeways should be prepared. This would include the provision of additional north-south roads located between Highway 76 and East Mission Road and east-west roads located between Main Avenue and Highway 395. Where they would be either dangerous or annoying, roads designed to carry large traffic volumes should be routed around residential neighborhoods and schools. Truck routes as well should meet the criteria of major and collector roads and be designated as "truck routes."

Local roads, that provide access to adjacent properties, should be designed with maximum emphasis on scenic beauty by following natural contours, thereby avoiding excessive grading. Existing unimproved county roads

that serve residential or business areas should be upgraded and extended as warranted by traffic. Roads serving the rural residential areas should augment the rural atmosphere, while having the necessary traffic carrying capabilities. Inherent in the realization of an efficient, functional road system is the provision of adequate off-street parking throughout the community. Required off-street parking not only should be functional and safe but should present a pleasing appearance through adequate landscaping. Determination of off-street parking required for the future in commercial and industrial areas should be resolved through a study of existing parking problems. Consideration would be given to one-way streets, pedestrian malls, or combined pedestrian-vehicular malls that would reduce traffic congestion and create attractive central areas.

Complementing the overall road system serving vehicular traffic, satisfaction of future non-auto needs for public transportation should be accomplished. Especially in a community wishing to retain a rural atmosphere, provision be made for bicycle, equestrian, electric cart and pedestrian off-street paths, where none now exist, with the establishment of well-marked crossing zones where such paths intersect streets, and streetside paths in areas where off-street paths are not feasible.

Chapter 4

Plan Elements

LAND USE ELEMENT

The land use categories selected by the planning group reinforce the low density residential characteristics of the community which the group strongly desire to maintain.

Quality development exemplified by non-repetitive design and a style of casual, country living, is encouraged throughout the planning area. Increased residential density is given for use of Planned Residential Development (PRD) concepts. High density development is allocated to those existing areas within the town center, and within the housing mix envisioned in the Planned Village Development (PVD) areas.

It is expected that this variety of land use designations will provide housing opportunities for all income levels.

Residential

Background & Criteria

Each residential land use category used in this plan contains a provision for increased residential density based on the Planned Residential Development (PRD) concept. The PRD concept allows a slightly higher density while encouraging the developer to preserve the area's natural features and visual amenities such as orchards, watercourses, wooded areas and irregular terrain.

A requirement of the PRD concept is that 40% of the total area of the planned development shall be devoted to open space, of which 10% shall be considered "usable" open space.

Housing permitted in a PRD would be either single family detached or single family attached houses. Standard development in the Very Low Density category and Low Density category is limited to single family detached houses. Connection to a sewer system will be required in all residential categories except Agricultural Estates.

Residential Categories

Very Low Density

The category will be applied to areas with development limited to single-family detached houses, with a maximum overall density of two dwelling units per gross acre, with a minimum building site of at least one-third net acre. PRDs in this category would allow attached or detached single family dwellings with a maximum overall density of 2.5 dwelling units per gross acre.

Low Density

This category is intended for those areas with development limited to single-family detached houses with a maximum overall density of four dwelling units per gross acre. This category provides for the development of the traditional smaller lot subdivision with building sites ranging from 6,000 to 15,000 square feet in size. This category is specifically designed to encourage Planned Residential Development with a maximum overall density of five dwelling units per gross acre, which would permit cluster housing, townhouses, and garden apartments.

Mobilehome Park

This category is specifically designed to assist in designating those areas most suitable for mobilehome park development. All such developments would have areas of at least 10 acres in size, adequately landscaped buffers within and around the perimeter of the site, and limited to a maximum overall density of eight dwelling units per gross acre.

Medium Density

This category is specifically designed for duplexes, condominiums, townhouses and garden-type apartments at a density of twelve dwelling units per gross acre. Areas most suitable for this density would be near the town center with access to major streets as well as sewer and water facilities. This category would accommodate PRD development limited to a maximum overall density of fifteen dwelling units per gross acre, and a height of no more than two stories.

Mobilehome parks are permitted under Special Use Permit, but are not subject to the acreage and density limitations listed in the Mobilehome Park land use designation.

Medium High Density

This category is specifically designed for condominiums, townhouses and garden-type apartments limited to a maximum overall density of twenty dwelling units per gross acre and also limited to a height of no more than two stories. This category would accommodate PRD development limited to a maximum overall density of twenty-five dwelling units per gross acre. Areas most suitable for this density would be within the town center adjacent to major streets as well as sewer and water facilities. Mobilehome parks are permitted under Special Use Permit, but are not subject to the acreage and density limitations listed in the Mobilehome Park land use designation.

Planned Village Development (PVD)

Areas under this designation are expected to be developed in the future. Until such time, these areas will remain in their present or interim uses. Agriculture and other temporary uses shall be considered compatible.

It is specifically intended that areas designated PVD shall be developed pursuant to Zoning Ordinance Section 761, as amended, which section relates specifically to private development plans. A Planned Village Development (PVD) is considered to be a project under single or multiple ownership(s) which provides a balanced community on a relatively large scale. A PVD should incorporate the latest design principles such as a development concept which provides a more efficient use of the land while preserving the area's natural amenities. A PVD may include mixed commercial and industrial land uses in addition to a variety of residential densities, so long as a good balance is provided.

At the time the developer submits his private development plan proposal, he must be able to show that all of the necessary public services (i.e., schools, parks, and utilities) can be provided and will be in place in direct proportion to need, and that the costs of these services can be distributed equitably. Each PVD will be evaluated by the Planning Department to determine its impact on the immediate subregional area.

Maximum planned density in any PVD is based upon the average saturation population designated on the Fallbrook Community Plan as the "Townsite Area" including in the acreage totals all non-residential land use designations and land in public domain which allows each PVD a maximum density of approximately 2.75 dwelling units per gross acre.

Agricultural Estates

This category is intended for those areas where soils are generally suitable for agricultural crop production and where development should be primarily suited to single-family houses which blend into the rural atmosphere. It is specifically intended that sewers will not be extended to dwellings within this designation. All building sites should be at least one acre in size although larger parcel sizes may be necessary in certain areas due to individual subsurface sewage disposal system requirements. Certain areas within this category are suitable for planned agricultural estate type development with the same conditions under the PRD Section (492) of the County Zoning Ordinance. Typical development would include large homesites in conjunction with family agricultural activity, particularly tree crops. The recommended minimum lot sizes for this category are one acre on slopes less than fifteen percent gradient, two acres on slopes more than fifteen and less than thirty percent, and four acres on slopes over thirty percent.

Commercial

Background & Criteria

Fallbrook enjoys a healthy commercial climate which is characterized by the existing pattern of service oriented development located mostly along Main Avenue within the Village Center. The new designations reflect a desire to maintain the "service" level nature of commercial occupancies. It is not intended that particular uses should be applied to specific locations, as each individual case will be judged on its own merit. If a particular commercial use meets with overall community goals, then it would be determined to be compatible with the Fallbrook Plan.

Commercial Categories

Commercial

This category designates those areas which serve the shopping and commercial service needs of the entire community. All new commercial service facilities should be located on major streets and designed to protect against incompatible land uses within adjoining residential areas. These facilities should be concentrated within existing commercial areas and not scattered throughout the community. It is intended that they be visually attractive and contribute to the rural character of the community. Most activities should be within enclosed buildings with all signs being regulated as to location and size, by strict adherence to the County Sign Ordinance. The use of any sign which would be an exception to the standards set up by this ordinance would be discouraged.

It is intended that many commercial or quasi-commercial uses that normally will not locate in any of the remaining commercial designations be located in this designation. Examples of such uses would include rest homes, small convalescent hospitals, child day care centers, professional offices, and certain home occupations such as beauty shops or photographers' studios.

Village Commercial

This category designates those areas which are appropriate for a mixture of residential uses with certain compatible commercial enterprises. The typical small businesses that would be found in this category are boutiques, antique shops, professional offices, and studios, many of which are already located in this designation. Uses which generate substantial automobile traffic would be excluded. Any of these smaller, low intensity commercial uses, when well designed for pedestrian traffic patterns, could be integrated with a variety of urban residential densities ranging from very low (two dwelling units per acre) to medium high (twenty dwelling units per acre).

Neighborhood Convenience Center

This category provides for markets, service stations, drug stores and personal services facilities which are customarily located within very short distances of the residential areas they serve. A maximum area per center of five acres would best implement this concept.

Highway Convenience Center

This category provides space for highway service facilities specifically designed to serve the motoring public. Uses might include, but would not be limited to motor hotels, restaurants and service stations.

Commercial / Industrial

This category designates those areas suitable for commercial operations which would not be compatible with other commercial establishments or residential areas because of noise, unsightliness, etc. Examples are lumber yards, cabinet shops, construction yards, building material yards, vehicle storage and dismantling yards, auto body repair shops, heavy equipment storage, and trucking and transportation facilities.

Industrial

Background & Criteria

These land use designations reflect the planning group's opinion that there already exists an abundant amount of industrially zoned land. They do not expect that additional land needs to be so designated. It is expected

that this land use designation will be applied to existing industrial occupancies, except for the areas designated PVD.

Light Industry

Areas designated for light industrial uses outside those areas which may be specifically designed for industrial parks. Examples of such uses would include warehousing, wholesaling, publishing, and packing plant operations. These areas would be limited to only those uses which would operate without emissions of smoke, fumes, dust, odors, noise, vibrations, or water pollution.

Agricultural

Background & Criteria

The importance of agriculture as an economic activity in Fallbrook has already been stressed. However, it is the intent of this Plan to make land available for the development of country estates which can be combined with the raising of the area's traditional tree crops, avocado and citrus.

The trend in this planning area is toward smaller agricultural parcels. Considering all the variables in the Fallbrook Planning area such as soils, climate, crop diseases, marketability, taxes and labor as well as the increasing demands for small retirement acreage and family sized parcels, the result is clear. Smaller parcels with mixed residential and agricultural uses are in increasing demand. Where farming conditions are satisfactory, there is a place for large agricultural operations.

Commercial production facilities for these same traditional avocado and citrus crops will also be encouraged to locate throughout the plan area, while intensive commercial livestock operations and the heavier types of agricultural processing will be encouraged to locate only in the southeast sector of the plan area.

Light Agriculture

Areas particularly suited for agricultural crop production such as avocado, citrus, and in the near future, macadamia orchards would be the predominant land uses. Land within these areas would be encouraged to remain in larger parcels in order to stabilize the effect on property taxation. Residential development would be discouraged for other than farm owners, operators, and farm employees. Horse ranches would also be suitable in those areas where they would be compatible with their immediate surrounding. A parcel size of eight acres minimum would best implement this agricultural land use.

Heavy Agriculture

Areas particularly suited for agricultural operations such as dairies, horse ranches, poultry operations and small animal farms. All light agricultural crop operations defined in the Light Agriculture category would also be suitable in these areas. Generally, the most suitable location for such operations tend to be isolated from residential areas on relatively flat land with adequate access to major roadways. A minimum parcel size of eight acres would best implement this agricultural land use.

Open Space

Background & Criteria

The citizens of Fallbrook have expressed a desire to retain the open character of their environment. The retention of that open space is the objective of this open space category. The Fallbrook open space goal is "the retention of the open space beauty of natural creek channels in order to contribute to the realization of the general goal." The Board of Supervisors is encouraged to adopt a policy that all recreational facilities, trails, open space, and the like are intended to be acquired through public purchase. It is not intended that eminent domain be used to implement this aspect of the Plan. The standards in the following land use category shall apply to all proposals for new development within the plan area.

Open Space Reserve

Areas where much of the land would be encouraged to remain predominantly undeveloped due to severe geographical limitations such as extremely steep slopes generally in excess of 50% gradient, extreme rock outcropping, and extremely high soil erosion characteristics. Also included in this category would be such public lands as State University Biological Preserves, etc. This category would allow the irregular terrain to retain its natural state by use of open space easements to minimize property taxation upon the option of the owner. Soil in this category is generally not as suitable as other areas for agricultural crops, although limited production may be possible in some areas. Most heavy agricultural uses would be limited due to the area's steep slopes; however, under certain circumstances such activities would also be included. Within these overall areas individual homesites would be allowed on flat accessible pockets of land when such a site and access to it could blend into the natural landscape. It is not intended that any use which requires an urban level of support would be found compatible in this designation. However, it is recognized that if developed properly some parcels could develop with one dwelling

unit on one acre on slopes less than 15%, two acres on slopes more than 15% but less than 30%, four acres on slopes more than 30% but less than 50%, and eight acres on slopes more than 50%.

PUBLIC FACILITIES ELEMENT

Educational Facilities

The Fallbrook Planning Area is served by the Fallbrook Union School District, which provides elementary and junior high schools, and by the Fallbrook Union High School District. Limited portions of the planning area fall within the boundaries of the Vallecitos School District and the Bonsall Union School District, but these school districts presently have no facilities within the planning area.

The facilities of the elementary district are currently adequate for the number of pupils enrolled. However, the district plans to expand its facilities to meet the increased population envisioned in this plan. The school districts are currently considering alternative methods to raise funds for additional schools, to expand facilities to accommodate learning centers, to purchase additional school sites, plus developing funds for contingencies such as minor additions and equipment replacement.

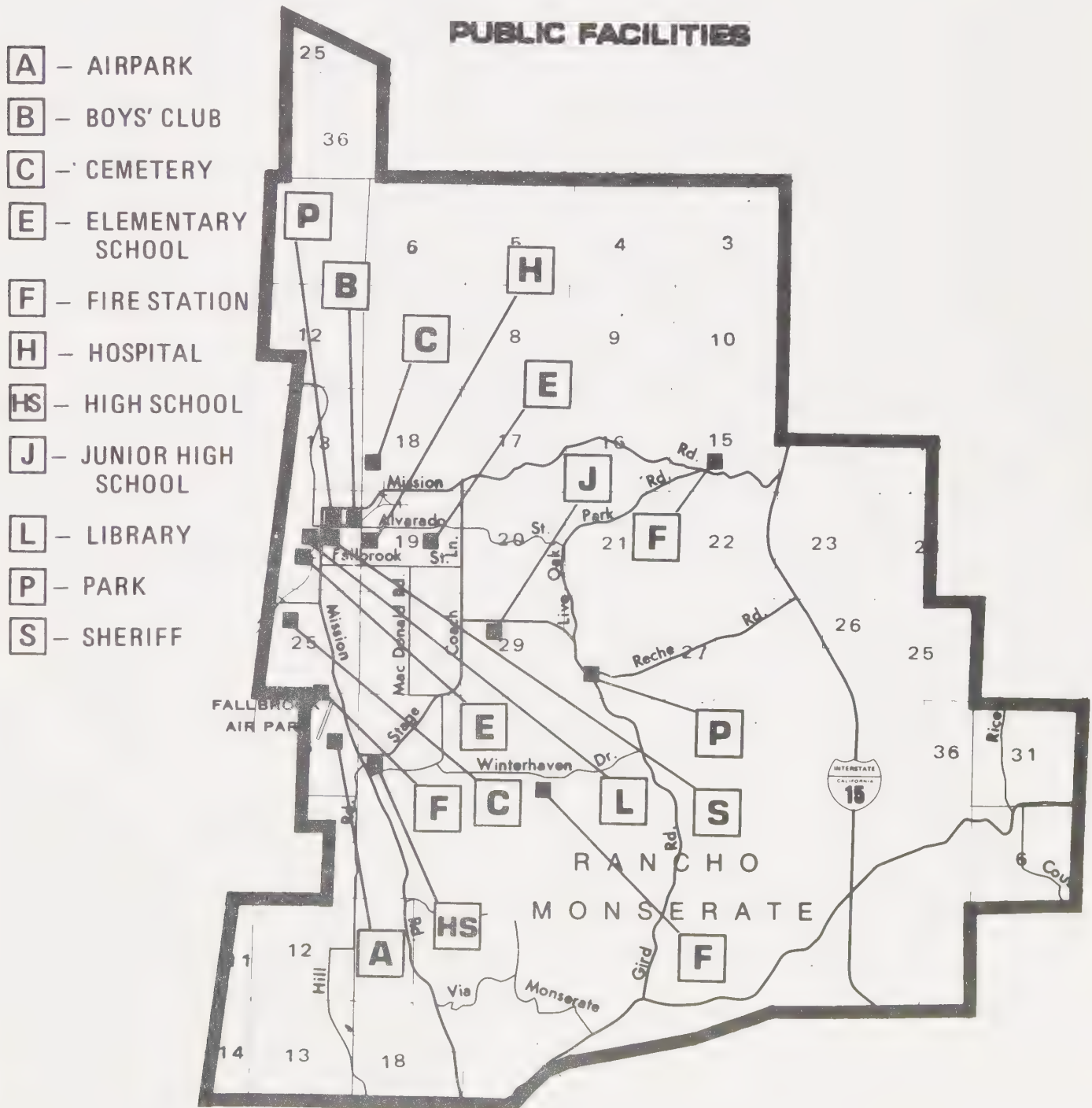
The present high school facilities are also adequate to serve the pupil population. It is anticipated that a second high school will be required in the near future. A site has been designated in the center of the planning area in conjunction with a planned village development on Gird Road.

At present, the very low population density of Fallbrook precludes a substantial number of children, primarily in the lower grades, from walking to school. Approximately forty-five percent of the elementary district's children are bussed to school. The existing road network and population density in Fallbrook is such that the bussing of school children is not as economical on a per child basis as it might be in an area having a conventional grid street pattern and an appreciably higher population density. As a result, the location of school sites in Fallbrook has to be determined on an operating cost basis in addition to a facilities cost basis.

A factor which must be reckoned with is that the future number of school children is becoming more difficult to predict primarily because of the birth control techniques. A rule of thumb used by the elementary district is .6 children per residential dwelling unit. However, in much of the newer construction which is aimed at older, more affluent families, the district indicates a factor of .3 might be more accurate.

Another factor which the planning group considered in projecting numbers of school children is that as older persons assume a higher percentage of the total population (because of increased longevity) an artificially low ratio of children to the total population develops which may be translated at a lesser need for educational facilities.

Overall, the outlook for the provision of adequate school facilities in the future is favorable with additional facilities being in place to meet future needs.

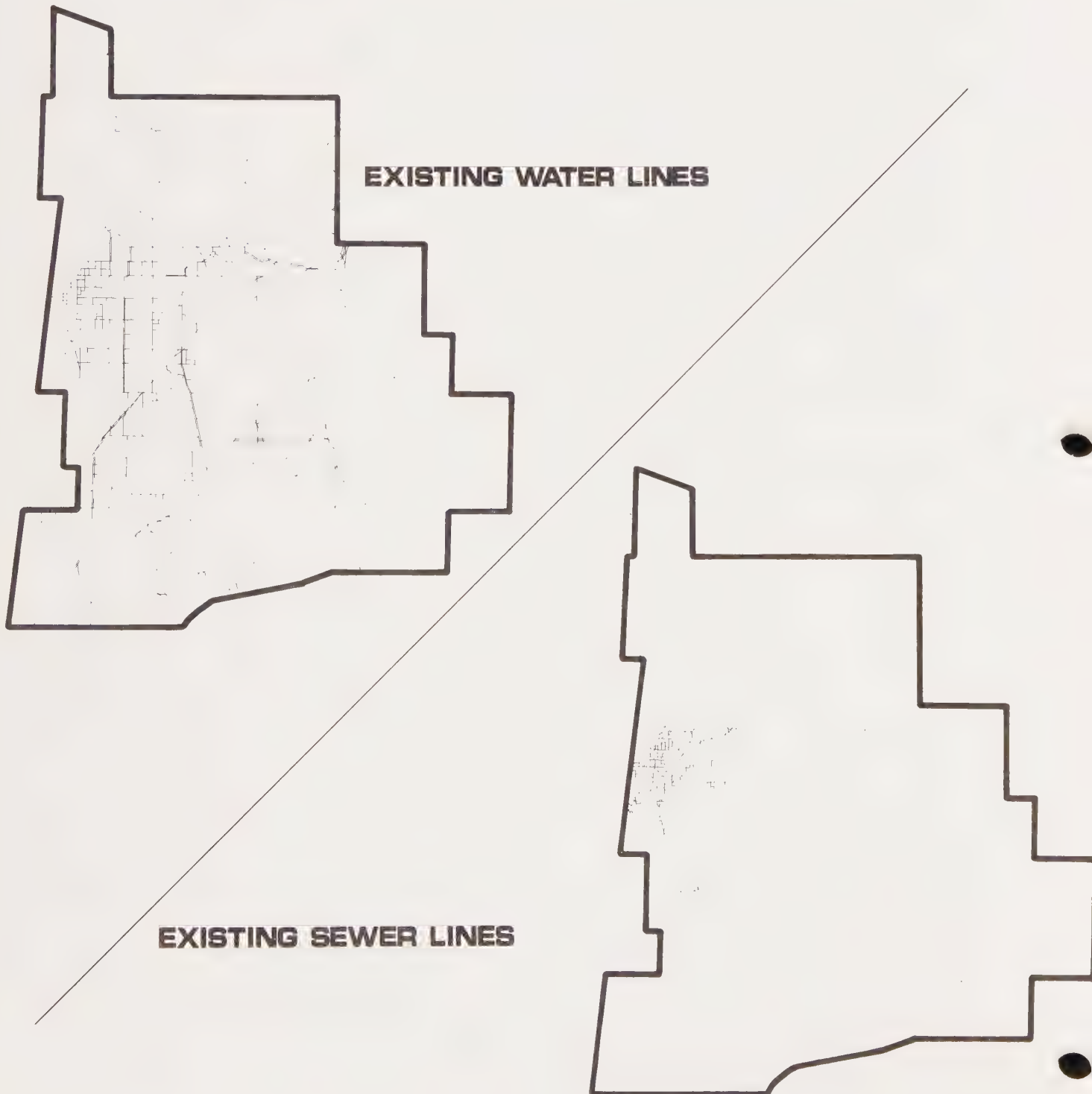


Water Facilities

The water needs of the Fallbrook Planning Area are served by the Fallbrook Public Utility District and the Rainbow Municipal Water District.

Fallbrook Public Utility District services over 15,000 acres, primarily in the westerly and northerly portions of the planning area and includes the townsite.

Rainbow Municipal Water District services the remainder of the planning area, which includes the south-eastern portion of the planning area in which the major population growth is expected to occur. These districts have indicated that they are capable of and will provide an increased level of water services to meet the demand generated by population growth. With an expansion comes the increased need for sincere efforts to minimize the visual impact of new facilities.



Sewer Facilities

At present, the townsite is served by the Fallbrook Sanitary District which is in the process of being expanded. Expanded sewerage service is considered significant and is the subject of the Joint Administration Committee Report. It is emphasized that it is the intention of this plan to control growth; the alternative of uncontrolled growth would have a far greater environmental impact. Accordingly, the plan calls for no expansion beyond current sanitary district boundaries. Development beyond the district boundaries is expected to be at a low residential density which will be supported by subsurface sewage disposal systems.

Currently under way are coordinated plans of a subregional scope for a high-magnitude increase in sewerage capacity in the area. An outfall sewer line, and an integrated long-range water and sewer facility guide is planned for the San Luis Rey-Santa Margarita Watershed. An interceptor sewer line is expected to satisfy Fallbrook's future capacity needs.

The potential to frustrate the controlled growth aspect of this plan lies in the growth-inducing aspect of increased sewer capacity. Areas which have not had sewers would suddenly have high capacity. The result could be an expansion of population all out of proportion to that indicated by the plan. The plan intends to preclude this possibility by directing and regulating growth. Residential densities will be allowed to increase in the townsite and in other specified areas designated for planned developments. High density residential growth is only expected to occur concurrently with the installation of support facilities required to serve that growth.

A new sewage treatment plant currently under construction in the City of Oceanside is expected to be completed within the next few months. According to the City of Oceanside Public Works Department: "This new facility will initially have a daily capacity of 4.8 million gallons per day to 1985. An expansion of the plant is planned to increase the capacity, after 1985, to 8.3 million gallons per day by the year 2000."

Solid Waste Disposal Facilities

The sanitary landfill is an expeditious method of solid waste disposal but is widely regarded as a transitional method which will eventually give way to technologically superior methods once such methods become feasible from a state-of-the-art and an economical standpoint. These technologically superior methods will place emphasis not upon disposal but upon the reclamation of valuable resources for recycling.

It is expected that the sanitary landfill will continue to be the major method of disposal for the Fallbrook Planning Area over the life of the plan. However, from an environmental standpoint, a sanitary land fill is less than desirable because of the immediate and permanent effect upon landforms and the displacement of flora and fauna. This negative aspect is mitigated somewhat by the fact that a landfill may be used to create usable land from land having no previous utility because of topographic limitations.

Fire Facilities

The Fallbrook Planning Area is currently served by the Fallbrook Fire Protection District which maintains two fire stations, and the California Division of Forestry. There is a mutual aid agreement with other fire protection districts and fire departments in the North County area and the California State Division of Forestry, which maintains one full-time station in the planning area, and another just south of the planning area but within effective response distance. Both fire stations have a four-mile radius service area. Equipment in place is designed to control fires in structures having two or less stories. Any increase in building height would require a ladder company. It should be noted that this limitation has given rise to the two story height limit in the residential land use categories.

The Fallbrook Planning Area is prone to brushfires during the summer and early fall. It is expected that the Division of Forestry will continue to operate its facility even if the Fallbrook Fire Protection District expands its territory to accommodate new residential development. It is anticipated that at least one new fire station will be located near the junction of I-15 and Highway 76 in connection with the growth projected to occur there.

The environmental impact of the additional fire station is considerable in that fire response times within the planning area will be greatly shortened resulting in less damage specifically to vegetation and wildlife and to the environment in general.

Police Facilities

Police services are provided to the Fallbrook Planning Area by the San Diego County Sheriff, through the Fallbrook Office. The North County Station is located in Vista. As the population increases, expanded police services will be provided on an incremental basis. A team policing concept to be instituted in the Fallbrook area is expected to result in an increased level of police service.

Library Facilities

The Fallbrook Planning Area is served by a branch of the County Library. The facility has 4,000 square feet

plus room for future expansion, a book capacity of 40-50,000, and represents an investment of \$135,000. It was dedicated in 1969. The planned facility is considered more than adequate for a population between 30,000 and 40,000.

The library receives strong community support through a local organization, the Friends of the Fallbrook Library, who participated actively in the planning of the library. The Friends sponsor an annual book fair which usually raises about \$2,000 for the purchase of selected books.

Hospital Facilities

Approximately thirty percent of the population in the Fallbrook Planning Area is over forty-five years of age. Accordingly, the need for adequate local medical facilities is high because of the propensity of older citizens to require more medical care for longer periods.

The Fallbrook Planning Area is served by four hospitals, one of which is located in central Fallbrook. The Fallbrook Hospital has fifty beds, an intensive care unit, full laboratory facilities, X-ray rooms, inhalation facilities, and 24-hour emergency services. The hospital is currently "under utilized" i.e., the hospital has not had a full-capacity to this date. Ambulance service is provided by the Fallbrook Fire Department.

Palomar Hospital in Escondido has 306 beds, including 7 psychiatric beds. The hospital has full emergency services as well as full-staffed intensive care unit, coronary care unit, physiotherapy facilities, and X-ray facilities. The hospital has not had a maximum patient capacity in the past nor does it expect to reach such a condition under normal circumstances.

Tri-City Hospital, in Oceanside has 171 beds, a fully staffed acute care unit, surgical care unit, cardio-respiratory, X-ray and physiotherapy facilities with 24-hour emergency service. The hospital plans to expand into the last two floors of the hospital which are currently unfinished at this time.

The Naval Hospital at Camp Pendleton has a capacity of 325 beds. A new 600-bed hospital will be ready for use in mid-1974. It is expected that some of the outpatient load, principally obstetrics, will be handled by civilian facilities under CHAMPUS (the service version of Medicare) and will have an insignificant effect upon civilian facilities. Because Fallbrook has a retired service population, which would be expected to utilize base facilities, the pressure on civilian facilities will be proportionately lower.

Public Utilities

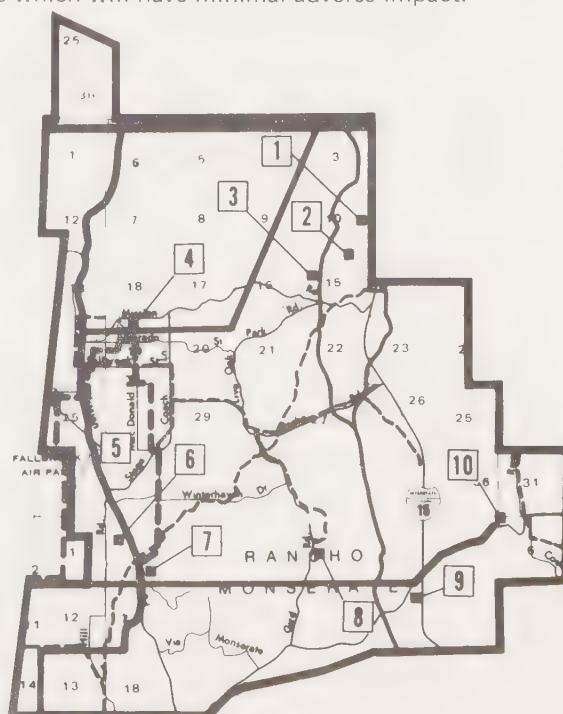
The San Diego Gas and Electric Company has been involved in the Fallbrook Plan from its inception. As a result, SDG&E has been able to successfully coordinate its planning with that of the citizens.

Indications are that San Diego Gas and Electric Company is engaged in advance planning to ensure that electrical capacity is available for the growth which is expected to occur in Fallbrook Planning Area during the life of the plan.

Current methods of supplying electrical power require overhead transmission lines. Use of steel poles in certain areas in lieu of lattice towers on high voltage lines has demonstrated a concern for the environment and aesthetic view points. The negative effects of electrical power transmission may be mitigated by placing towers and poles below ridge lines and by selecting routes which will have minimal adverse impact.

PUBLIC UTILITIES

-  ELECTRICAL LINES & R-O-W
-  PROPOSED ('74-'75) ELECTRICAL LINES
-  AQUEDUCT
-  GAS LINES
-  RESERVOIR & PUMPING STATION
-  RESERVOIR
-  RESERVOIR & CHLORINATION PLANT
-  FALLBROOK SUBSTATION
-  SEWAGE TREATMENT PLANT
-  SEWAGE PUMPING STATION
-  MONSERATE SUBSTATION
-  SEWAGE TREATMENT PLANT
-  SEWAGE TREATMENT PLANT
-  PALA SUBSTATION



PARKS AND RECREATION ELEMENT

The parks and recreation goals of the Fallbrook Community Plan state in part that "... an essential goal to be met in Fallbrook is the provision of a well-balanced system of recreational facilities (public and private) to serve the entire area and meet the needs of all ages through both active and passive recreational opportunities."

Within the Fallbrook Planning Area, there is a high degree of public interest in parks and recreation. This interest is fostered by the great natural beauty of Fallbrook, with its green open space and broad mountain vistas. Together with a high degree of public interest is the desire to have some of that natural beauty withdrawn from private use and reserved for the future through the medium of the establishment of new parks or the expansion of existing sites.

Fallbrook considers that public parks are a community asset which will not only provide recreational areas for an expanding population but will also allow the preservation of certain selected areas of the community which are considered unique. It is recognized that the acquisition of property for parks and recreation is expensive and such acquisition will represent the actual degree of public concern and interest. However, the problem of park acquisition funding has been lessened by the recently instituted County program of providing funds for the local acquisition of park sites which is financed by fees paid by developers of private property. It is felt that an aggressive program of park site acquisition will be able to more than keep pace with future park needs.

Public parks and recreation facilities will be supplemented by private recreational facilities which will be operated under County permit and which will charge user fees.

The Fallbrook Plan indicates a need for additional park facilities to serve the anticipated increase in population. Five general categories of parks are expected to be developed in the future. These are: a regional park in the Santa Margarita river, which will be created by damming the west end of the river as it passes through the planning area; a town center park which will be located adjacent to already existing recreational facilities within a few blocks of the village center; scattered neighborhood parks of a small scale which will serve as areas for passive recreation; privately-owned recreational areas which provide recreational facilities of a specialized nature; and multiple use parks of less structured nature designed to take particular advantage of a unique natural setting while at the same time having the potential for future growth and expansion.

Implicit in any system of parks is the desirability of park use in conjunction with existing and future school playground facilities. These locales would be primarily for active recreational pursuits.

The Fallbrook Planning group has developed a priority listing of sites which would be highly desirable to acquire for parks. These sites have a unique character directly related to their physical surroundings. These locales would tend toward passive recreational pursuits in conjunction with the enjoyment of the natural setting. The subcommittee has also laid out a tentative system of riding and hiking trails.

CIRCULATION ELEMENT

The circulation goal for the plan area states, in part, "... the development of a logical system of roads to enable residents and visitors to travel with a minimum of inconvenience. Such a network should be part of a balanced transportation system designated to meet the need of moving people and goods."

Primary access to the Fallbrook Planning Area is via State Highway 76 from the southwest and Interstate 15 from the north and south. Direct access is via arterials from the south and the east, which feed into collectors and residential streets.

During the preparation of this Plan, the Transportation and Circulation Subcommittee working closely with the County Engineer and the California State Department of Transportation addressed itself to the question of improving the local road system.

Winding roads and tree growth are an important part of the local scenic beauty and adds to the overall community feeling of rural charm. It is a goal of the Fallbrook Plan that all road construction follow the natural contours of the land and that disruption of the terrain be minimized. Live Oak Road, and those portions of Mission Road which lie beyond the townsite should be considered for scenic highway status.

As might be supposed in a rural area such as Fallbrook, there is a relatively high degree of horse ownership. It is considered that a system of bridle trails is highly desirable as an alternative to the conventional road system. Such a trail system would allow riders to experience Fallbrook's rural atmosphere at a much closer range. In a similar vein, the provision of hiking and bicycle trails is also considered important.

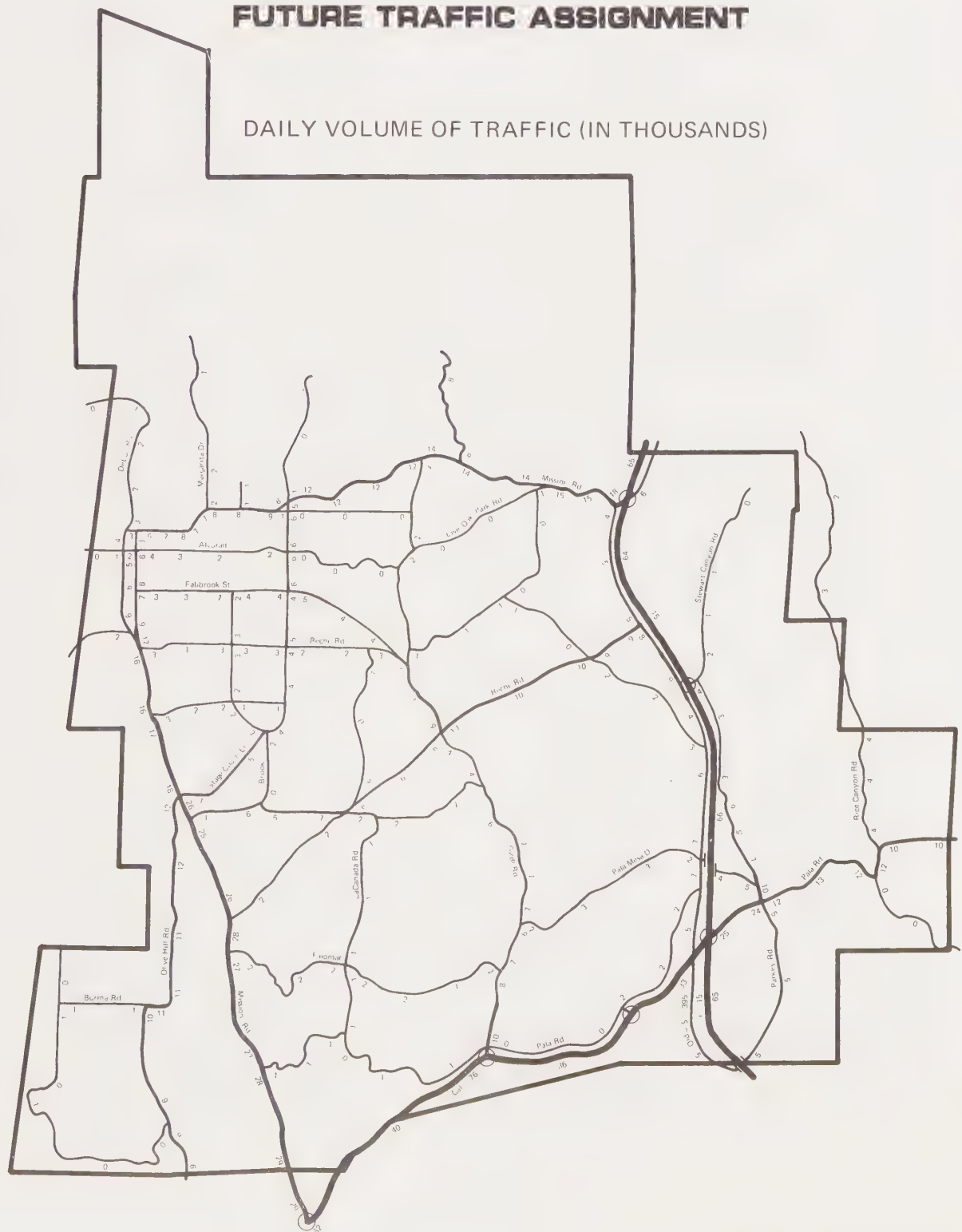
The mechanics of trail systems such as rights-of-way permissions, necessary paving, upkeep and repair, etc., need to be worked out in detail at the time of implementation. However, it is expected that the high degree of public support for such a system of trails will enable their construction.

Because of the remoteness of the Fallbrook Planning Area and the very low population density, any system of public transportation must be highly subsidized. The automobile is expected to be the primary means of private transportation within the Fallbrook Planning Area in the foreseeable future. The Comprehensive Planning Organization North County Transit Study determined a need for the establishment of an intercommunity bus system. It is anticipated that this system will be operational within the immediate future.

Recently, an experimental program of a free mini-bus operating along a set route was conducted in the Fallbrook townsite. Public response was good and there is reason to believe that ridership would increase as the citizens become more familiar with the service. Aside from providing an alternative to auto transportation, such a system has the very beneficial effect of providing transportation to those who do not drive and who must rely upon others for necessary transportation.

FUTURE TRAFFIC ASSIGNMENT

DAILY VOLUME OF TRAFFIC (IN THOUSANDS)



Chapter 5

Implementation

ZONING RECLASSIFICATIONS

The Government Code, Section 65860 now requires that all plans must adopt zoning which conforms to the land use designations on the plan map. This implementation will take effect shortly after the plan is officially adopted by the Board of Supervisors. The following matrices show the zones which would be compatible with the plan. All zones are taken from the San Diego County Zoning Ordinance No. 1402 (New Series). In each land use category, a number of zones would be suitable to meet the intent of the Plan. These zones are shown as "○," "*" and "●" depending on the degree of compatibility of each zone. "○" being those zones most compatible, "*" generally compatible and "●" compatible only under certain circumstances. However, certain specific zones are better suited than others as will be shown in the next section.

- Those zones that are highly compatible with the intent of the land use category and should be encouraged.
- * Those zones that are compatible with the land use category.
- Those zones that could be found to be compatible by Board of Supervisors under unusual or abnormal circumstances but generally are not compatible.

Therefore, the plan remains what it was originally intended to be, a guide. The zoning relates the guide so that the years of hard work put in by the Planning Group and community will be updated to fit this plan. In this way, the plan can truly reflect the desires and convictions of all residents, of the Fallbrook Planning Area.

SPECIFIC ZONING

An Analysis of the Fallbrook Land Use Designations was made in order to determine the appropriate zones for each land use designation. Although arguments could be made for including or excluding several existing zones, the primary basis in their selection is the desire to achieve the community's goals. Certain zones have been indicated as highly compatible to the intent of the Plan. It is also recognized that the Board of Supervisors may add additional zones based on their review of individual cases.

Residential

Very Low

(2 dwelling units per acre — 2.5 dwelling units per acre Planned Residential Development)

The majority of the townsite area of the Plan is designated as Very Low Density Residential. This is a large lot single family residential density and represents existing densities as well as the growth desires of the community. The zones considered most compatible with the very low density are the E-1-A half acre estate zone and the PRD (3) planned residential development — 3 dwelling units per acre zone. The very low category covers those areas presently zoned R-1 residence zone and zoned R-1-A residence zone.

COUNTY ZONING	VERY LOW DENSITY RESIDENTIAL
E - 1 - A	○
E - 1	○
E - 1 - B	○
E - 1 - C	○
PRD(3)	○
R-P	●

Low

(4 dwelling units per acre — 5 dwelling units per acre Planned Residential Development)

The Low Residential Category is applied to those areas which are more densely populated. The zones considered most compatible with the Low Density Category is the R-1 residence zone, the R-1-B residence zone, R-1(15) residence zone, and the PRD (5) planned residential development zone. This designation has been applied to those areas which are presently zoned R-1-A, R-2, R-3, R-4 residence zones, C business zone, and R-P residential-professional zone.

COUNTY ZONING	LOW DENSITY RESIDENTIAL
R - 1	○
R - 1 - B	○
R - 1 (15)	○
PRD(5)	○
R - 1 - A	●
R-P	●

Mobilehome Park

(8 dwelling units per acre)

The Mobilehome Park category is applied to those areas in which there are existing mobilehome parks, which are now zoned R-2 residence zone and A-1(1) agricultural zone with a one acre minimum parcel size. The most compatible zone is the R-2 residence zone.

COUNTY ZONING	MOBILEHOME PARK RESIDENTIAL
R - 2	○

Medium Density

(12 dwelling units per acre — 15 dwelling units per acre Planned Residential Development)

The Medium Density category is designed for the townsite area in areas now zoned R-1-A, R-3, R-4 residence zones, C business zone, P parking zone, and M industrial zone. The most compatible zones would be the R-2 residence zone, the "T" temporary zone and the PRD (15) planned residential development zone. It is not intended that the PRD (15) zone be applied to parcels of less than five acres. Mobilehome parks are permitted under Special Use Permit, but are not subject to the acreage and density limitations listed in the Mobilehome Park land use designation.

COUNTY ZONING

MEDIUM DENSITY RESIDENTIAL

R - 2	○
PRD(15)	○
T - 8	*
R-P	●

Medium High Density

(20 dwelling units per acre — 25 dwelling units per acre Planned Residential Development)

The Medium High Density category is to be applied to areas now zoned R-3 residence zone, C business zone, and C-2 business zone. The most compatible zone is the PRD (25) planned residential development zone; the R-3 residence zone could be found compatible by the Board of Supervisors. Mobilehome parks are permitted under Special Use Permit, but are not subject to the acreage and density limitations listed in the Mobilehome Park land use designation.

COUNTY ZONING

MEDIUM HIGH DENSITY RESIDENTIAL

PRD(25)	○
R - 3	*
R-P	●

Planned Village Development

(See text density formula under residential background and criteria)

The Planned Village Development density category is applied to areas which are to be developed more intensively in the future under the Private Development Plan process. Residential uses could be established under a PRD classification. A PVD may include mixed commercial and industrial land uses in addition to a variety of residential densities, so long as a good balance is provided.

Agricultural Estates

This category is designed for single-family dwellings in conjunction with specialized agricultural crop production. The zones considered most compatible are the A-1(1), (2), (4), and (8), the agricultural zone with either a 1, 2, 4, or 8 acre minimum parcel size designation. The following zones could be found to be compatible: the E-1 estates zone, the E-1-B two acre estate zone, and the E-1-C four acre estate zone.

COUNTY ZONING	AGRICULTURAL ESTATES
A - 1 (1)	○
A - 1 (2)	○
A - 1 (4)	○
A - 1 (8)	○
E - 1	*
E - 1 - B	*
E - 1 - C	*
PRD(1)	●

Commercial

Commercial

This is the general commercial category into which will fall the majority of the commercial uses permitted. The most compatible zones are the C business zone and the C-1 business zone, the C-2 business zone could be found to be compatible.

COUNTY ZONING	COMMERCIAL
C	○
C - 1	○
C - 2	*

Village Commercial

This category is used to designate commercial uses in conjunction with residential uses. The zones considered most compatible are the R-P residential-professional zone and the C business zone. However, it is expected that it will be amended to incorporate limited occupancy provisions as envisioned by this plan to be completely compatible, as the "R-P" zone does not permit neighborhood convenience centers.

COUNTY ZONING	VILLAGE COMMERCIAL
C	○
R - P	○
C - 1	*

Highway Convenience Center

This category is designed to provide service to the highway traveler and will be located along major routes. A separate zone is not considered necessary as all such uses are automatically subject to a special use permit pursuant to the zoning ordinance as amended. The Board of Supervisors could find a C business zone compatible, however, under special circumstances.

COUNTY ZONING	HIGHWAY CONVENIENCE CENTER
C	○
EXISTING BY SPECIAL USE PERMIT	○
C - 1	*

Neighborhood Convenience Center

This category is designed to provide convenience commercial uses very near to the residential areas they serve. The most compatible zone is the C business zone.

COUNTY ZONING	NEIGHBORHOOD CONVENIENCE CENTER
C	○
C - 1	*

Commercial / Industrial

This category is designed to accommodate uses which are otherwise considered incompatible. Generally characterized by mixed heavy commercial and light industrial uses utilizing extensive outside storage and operations. The zones compatible are the C-2 business zone, the M, and M-2 industrial zones.

COUNTY ZONING	COMMERCIAL/ INDUSTRIAL
C - 2	○
M	○
M - 1	●
M - 2	●

Industrial

Light Industry

This category is designed to be applied to existing industrially developed areas and is not intended to be limited to industrial park uses. The existing industrially developed land is now zoned M industrial zone and C and C-2 business zones. The zone considered most compatible is the M industrial zone.

COUNTY ZONING	LIGHT INDUSTRY
M	○
M-1	●
M-2	*

Agricultural

Light Agriculture

This category is designed for agricultural crop production which will encourage large acreages. The zones considered most compatible are the A-1(8) and A-2(8) agricultural zones with an 8-acre minimum parcel size limitation.

COUNTY ZONING	LIGHT AGRICULTURE
A - 1 (8)	○
A - 2 (8)	○

Heavy Agriculture

This category is designed for more intensive animal oriented agriculture uses. The zones considered most compatible are the A-2(8), the A-3(8) and the A-4(8) agricultural zones with an 8-acre minimum parcel size limitation.

COUNTY ZONING	HEAVY AGRICULTURE
A - 2 (8)	○
A - 3 (8)	○
A - 4 (8)	○

Open Space Reserve

This category is applicable to areas of extreme steep gradient, extreme rock outcroppings and extremely high soil erosion characteristics. The zones considered most compatible are the A-1(1), (2), (4) or (8) agricultural zone with a 1, 2, 4, or 8 acre minimum parcel size limitation.

COUNTY ZONING	OPEN SPACE RESERVE
A - 1 (1)	○
A - 1 (2)	○
A - 1 (4)	○
A - 1 (8)	○

Public Facilities

This category is intended for public facilities including schools, parks, fire stations and regional parks. Some of these sites may already have been purchased by a public agency, while some are still in private ownership.

The symbol on the map is not intended to indicate specific sites where specific public facilities will locate, but rather only the general area where specific facilities will locate. It is the intent of this plan that public agencies will be given notice prior to approval of any discretionary permit to develop or use any land designated on this plan for public facilities.

In the event that no land use designation other than a public facility is shown for private property, the land use permitted on said private property should be based on adjacent land use designation as well as the goals and objectives set forth in the plan.

CAPITAL IMPROVEMENTS

Implementation will affect public facility expenditures of the various Public Agencies operating within the planning area. During the course of the development of the plan, many meetings have been held with governmental agencies and special taxing districts in order to develop a clear understanding of the impact of growth upon the community, as well as to provide these public agencies with an indication of the desires of the citizens of Fallbrook. Annual review of capital improvement programs is expected to indicate that public projects are planned to meet the objectives of the plan. It is clear that implementation of this plan will require coordination between the local special districts and the Planning Commission and the Board of Supervisors.

Circulation

The citizens' planning group has worked very closely with the County Engineer and the State Department of Transportation regarding road improvements and the setting of priorities for those improvements. The County Engineer's current six year highway program reflects improvements which are in accordance with the recommendation of the Transportation-Circulation Subcommittee of the citizens' planning group. This class of improvement is the select road system which is maintained by the County through state gas tax monies and is subject to constant review. The remaining class of street improvement is the local street system which is neither part of the select system nor of the Circulation Element of the County General Plan.

It is felt that there should be an ongoing program of street parkway tree planting. This program will require the earnest cooperation of the private citizens of Fallbrook as well as those in the business community. The program of street planting is a source of pride to the entire community and therefore the plan suggests the modification of existing County ordinance which will require parkway tree planting in new subdivisions.

Major shifts in transportation modes in the future may in fact give greater emphasis to means of travel for which little or no funds are presently allocated. When the plan is updated in five years, this section may include a wide range of capital improvement projects from bicycle trails to mass rapid transit systems.

Schools

Fallbrook is served by the Fallbrook Union High School District, the Fallbrook Union School District, the Bonsall Union School District, the Vallecitos Union School District, and Palomar Community College. These institutions are responsible for their own site acquisition, building construction, and personnel staffing for which they do their own capital improvements programming. The Fallbrook plan provides data and makes forecasts that will be helpful in converting these programs into reality, in accordance with the community goals and the wishes of the community. All school districts have reviewed the plan and have assisted in selecting a general site location shown on the map. It is considered desirable that school facilities be used in connection with public park uses. In order to realize this, it may be necessary to establish a local park planning district to pay a portion of the maintenance of the school facilities, in order that the entire burden not fall upon the school districts.

Fallbrook Union School District

Based on the plan population of approximately 36,000, the districts project a need for three additional K-6 schools and one junior high school by 1990. Expansion of the present junior high school will allow it to accommodate growth through 1980. Proposed sites are shown on the Plan Map.

Fallbrook Union High School District

It is expected that funds will be available to expand the existing high school from its present capacity of 1,600 pupils to the designed capacity of 1,800. Construction of these additional facilities is expected to cost \$500,000 and to be completed by the end of 1974.

This second high school site is located on Gird Road. The new facility is expected to satisfy enrollment needs through 1984.

The Bonsall School District has plans in the foreseeable future to locate two elementary schools in the vicinity of Highway 76 and Interstate 15 as detailed plans for the Planned Village areas become more finalized. The absence of plant facilities in this area will require considerable capital investment to meet projected enrollment needs.

The Vallecitos School District did not indicate any need for plant facilities within the plan area boundaries.

Fire Protection

Fire protection is provided by the Fallbrook Fire Protection District and the State Division of Forestry. The Fallbrook Fire Protection District maintains a full-time station in the town center (headquarters station) and in the south-central portion of the planning area. Each station maintains dual purpose brush/structural equipment. In addition, the headquarters station provides rescue and ambulance service.

The State Division of Forestry maintains two full-time stations which serve the planning area, one in the eastern portion of Fallbrook and one south of the planning area off Interstate 15. In addition the SDF mans lookout towers in the area during the fire season. The SDF has no plans for facilities expansion in the foreseeable future.

Police Facilities

The Sheriff's Department has conducted a profile study on the Fallbrook area in support of its own Five Year Plan.

Based on this study they have concluded that the Team Policing Station previously planned in the 1974-75 Budget would adequately meet the needs of the area for the next five years. This team policing concept would augment the current Fallbrook office to a staff complement of about 13 with 7 vehicles and would provide twenty-four hour law enforcement support from the existing facilities. Costs for this service are general fund expenditures of the County Budget.

The Sheriff's department will continuously evaluate the effectiveness of the operation, crime statistics, population trends, etc., and should the situation warrant it and budgetary constraints permit it, would consider later expansion to patrol station status, consistent with its Long Range Plan and the needs of the community.

Parks & Recreation

The entire Fallbrook area is now served by Live Oak County Park which provides picnic facilities and camping facilities for groups in a rural setting. Live Oak Park is located quite some distance from the town center.

It is anticipated that the proposed Santa Margarita Reservoir will be developed as a regional park which will be available for a wide variety of recreational activities including overnight camping, tent camping, boating, fishing and swimming.

In keeping with the "town center" concept, an area contiguous with the central business district should be developed in a manner, which enhances the village atmosphere. A central park would make a significant contribution to that atmosphere, and also afford a resting place and picnic area for local shoppers and for tourists visiting the village.

Current County regulation (Park Lands Dedication Ordinance) provides funds for the purchase and acquisition of park property and provides that the funds be spent in the area from which they are collected. It is anticipated that a program for acquisition of park sites in Fallbrook will commence in the near future.

Flood Control

It is the responsibility of government to protect life and property by controlling development in lands subject to inundation.

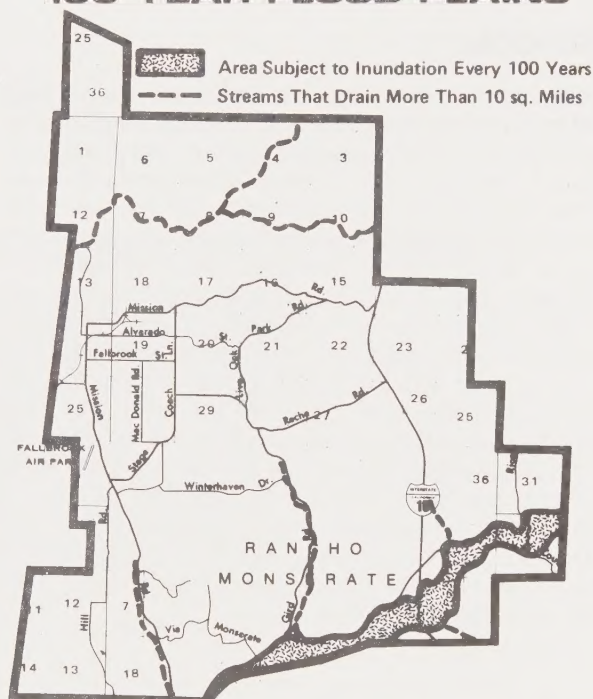
The floodplain of major significance in the Fallbrook Planning area is the San Luis Rey River on the southern boundary of the planning area adjacent to State Highway 76. Of secondary importance is the floodplain on the east side of Gird Road. There are numerous other creeks and streams within the planning area for which complete data has not been mapped. It is the desire of the community that these creeks and streams be left as much as possible in their natural state. It is expected that floodplain regulations in conjunction with a golf course or similar recreation facilities such as equestrian or hiking trails will be encouraged.

Water Facilities

Water service is provided by Rainbow Municipal Water District and Fallbrook Public Utility District. A bond issue was passed in 1973 which raised six million dollars for the expansion of Rainbow's water facilities. This expansion is expected to suffice for 8 to 10 years, after which time additional financing will be sought. Fallbrook Public Utility District has a program of incremental expansion which is financed by a charge per acre connection fee. Both districts regard their capacity to accommodate anticipated growth as sufficient. Agriculture is the major use of water in the planning area and causes some problems because of a

fluctuating water demand. The drip irrigation system, which is becoming more prevalent in agriculture in the planning area, has the beneficial effect of reducing the demand for water as it uses 50% less water and reduces fluctuations. In addition, as more and more agricultural acreage is converted to residential use, there is a similar drop in water demand and a reduction in fluctuations.

100 YEAR FLOOD PLAINS



Sewer Facilities

The Fallbrook Planning Area is located within the Santa Margarita — San Luis Rey River watershed which is the subject of a study by the Joint Administration Committee which represents all water and sewer districts within each watershed. The study is to yield a comprehensive water and sewer facility control plan for both river basins.

The eastern half of the Fallbrook Planning Area receives sewer service from the Rainbow Municipal Water District. An interceptor sewer line is currently under construction which will carry sewage from the Bonsall area and from the Fallbrook Country Club area to Oceanside for treatment. The 1.5 million dollar project is scheduled for completion in 1974.

Growth which is projected to occur in the area of Interstate 15 and Highway 76 will be accommodated by Rainbow's Plant "B," which is presently under-utilized, but which will have to be expanded as growth actually occurs.

Fallbrook's townsite sewer service is provided by the Fallbrook Sanitary District. Sewerage capacity is considered adequate for the next 3 to 8 years. In

cooperation with the watershed planning agency, Fallbrook Sanitary District will construct an outfall line to the San Luis Rey River valley to connect to another land outfall line which will carry treated effluent to the City of Oceanside's ocean outfall. This project is expected to be complete in 5 to 8 years, and is estimated to cost 3 - 5 million dollars, of which Fallbrook Sanitary District's share would be \$750,000. Concurrently, existing sewage treatment plants will be expanded to accommodate projected growth. Capacity will be more than adequate for the plan population.

Public Utilities

A new electrical distribution substation will be constructed by the San Diego Gas and Electric Company in 1975. It will be served by two transmissions lines from the existing Monserate Substation, the first of which will be completed in 1974 while the second will be constructed in 1975. Additions will be made to this initial installation as they are required by the load growth of the Fallbrook area. By 1980 there will also be appropriate expansion to meet the bulk power needs of the system. San Diego Gas and Electric Company estimates the peak electrical demand in 1990 at 80,000 kilovolt amperes.

Where appropriate, the San Diego Gas and Electric Company has agreed to permit regulated use of its fee-owned utility corridors for non-motorized riding and hiking trails. Such use would require proper agreements to indemnify San Diego Gas and Electric Company of possible liability involved.

It is felt that, with the exception of one potential future main, gas service can be extended to all other areas of Fallbrook by merely extending the existing distribution system, such extensions to be made along public roads utilizing existing franchise rights. San Diego Gas and Electric Company estimates that in

1990, 36,000 people will use approximately 15,900,000 therms (one therm equals 100,000 Btu's) per year. These energy demands are average for a rural residential community.

As the community grows, Pacific Telephone will meet increasing telephone service requirements through expansion of its existing central office and outside plant.

Cable Television

Cable television provides an alternative means of receiving broadcast television signals in areas where over-the-air reception of these signals is inadequate due either to distance from the transmitting site or the local terrain. Cable television operators in unincorporated areas are licensed and regulated by the County Board of Supervisors. One licensed cable television operator, Pala Mesa Cablevision, is currently serving about 1800 subscribers in the Fallbrook area primarily in the central and Pala Mesa Country Club sections.

In addition to improved broadcast reception, cable television offers the prospect of a community level communications network. Programs originated at the studio of the cable television operator can be tailored to the needs and interests of the community audience.

Future developments in cable television may enable the cable, through temperature and pressure sensors, to serve as a fire alarm and burglar alarm system and as a device for automated meter reading.

The production of video programming is a complex task which often retards local use of cable television. However, Fallbrook Union High School presently has a well equipped studio and through their classes in television technology have been producing a morning news program for the students.



C101742295

EXPERT ASSISTANCE

PRIVATE UTILITIES

San Diego Gas and Electric Company
Pacific Telephone Company

STATE OF CALIFORNIA

State Division of Forestry
Regional Water Quality Control Board
Department of Transportation
Department of Fish and Game
Agricultural Extension Service

COUNTY OF SAN DIEGO

Environmental Development Agency
Local Agency Formation Commission
Office of Environmental Management
Public Works Agency
Department of Building Inspection
Department of County Engineer
Department of Sanitation and Flood Control
Airport Operations Division
Park Development Division
Health Care Agency
Department of Public Health
Human Resources Agency
Department of Public Welfare
Law and Justice Agency
Sheriff's Department
Fiscal Coordinator
Program Development Agency
Special Public Services Agency
Department of Agriculture
Department of Education
Department of Parks and Recreation
Library

OTHER CITIES AND AGENCIES

City of San Diego Planning Department
City of Carlsbad Planning Department
City of Oceanside Planning Department
City of Vista Planning Department
Comprehensive Planning Organization
Comprehensive Health Planning Organization of San Diego
San Diego County Water Authority
Joint Administrative Committee, Santa Margarita and
San Luis Rey Watershed Planning Agencies
Fallbrook Chamber of Commerce

SPECIAL DISTRICTS

Fallbrook Union School District
Fallbrook Union High School District
Bonsall Union School District
Palomar Community College School District
Fallbrook Hospital District
Rainbow Municipal Water District
Fallbrook Public Utility District
Fallbrook Sanitary District
Fallbrook Fire Protection District

SAN DIEGO COUNTY PLANNING DEPARTMENT Community Planning Division

BUD E. GRAY, Division Chief
HARRY A. TRAX, Former Acting Chief

Planners Assigned to Project

MICHAEL R. FAGAN, Project Planner
CHARLES S. BLALOCK
SHARRON WELSH
JOHN TOMPKINS
MICHAEL R. BROWN

Environmental Impact Task Force

GERALD M. HERMANSON, Coordinator
CARL STEPHANI
ROY GRIFFIN
WALTER F. KEVILLE

Cartographic Services

KENNETH L. PYLE, Chief Cartographer

Graphics

BILL JAKAITIS
BOB MANTHEY
KEN BENBOW

Mapping

LYLE CALLAHAN
GERALD OWEN
CHUCK HARTJEN

Typing

LINDA CHRISTENSEN
DEBBIE HANSEN
JANET BURCHETT

Reprographics

BOB BOKNEVITZ
JACK CORLETT
ROY WHITE